



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 601 KERNODUR ROCKWALL, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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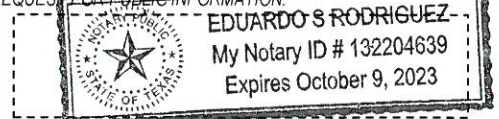
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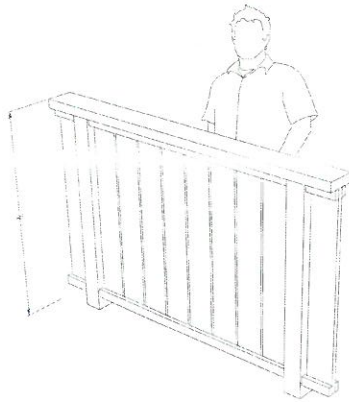
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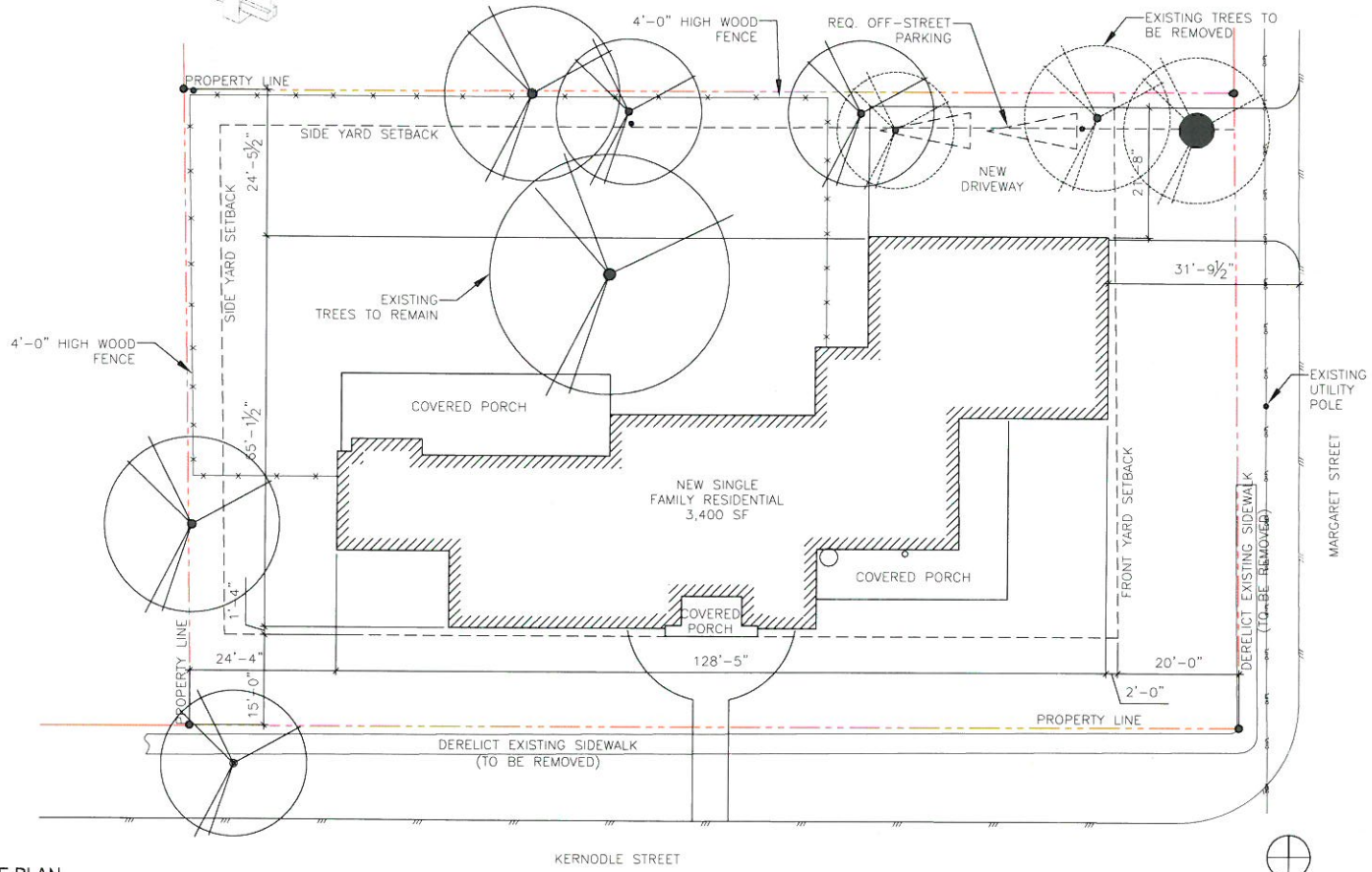


MY COMMISSION EXPIRES 10/9/2023



Fence Design:
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ZONING:
 SINGLE FAMILY SF-7
 REQ. MIN LOT AREA - 7,000 SF
 PROVIDED: 18,545 SF
 REQ. MIN SF/DWELLING UNIT - 1,100 SF
 PROVIDED: 5,773 SF
 REQ. MIN FRONT YARD SETBACK - 20 FT
 (AT MARGARET ST.)
 AS DESIGNED: 20 FT
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SITE PLAN
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 4908-0001-0001
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Issue: 01/20/2023
 P&Z Fence Review
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A101



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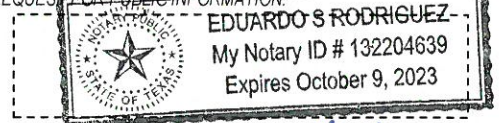
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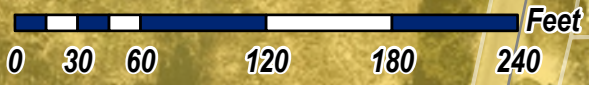
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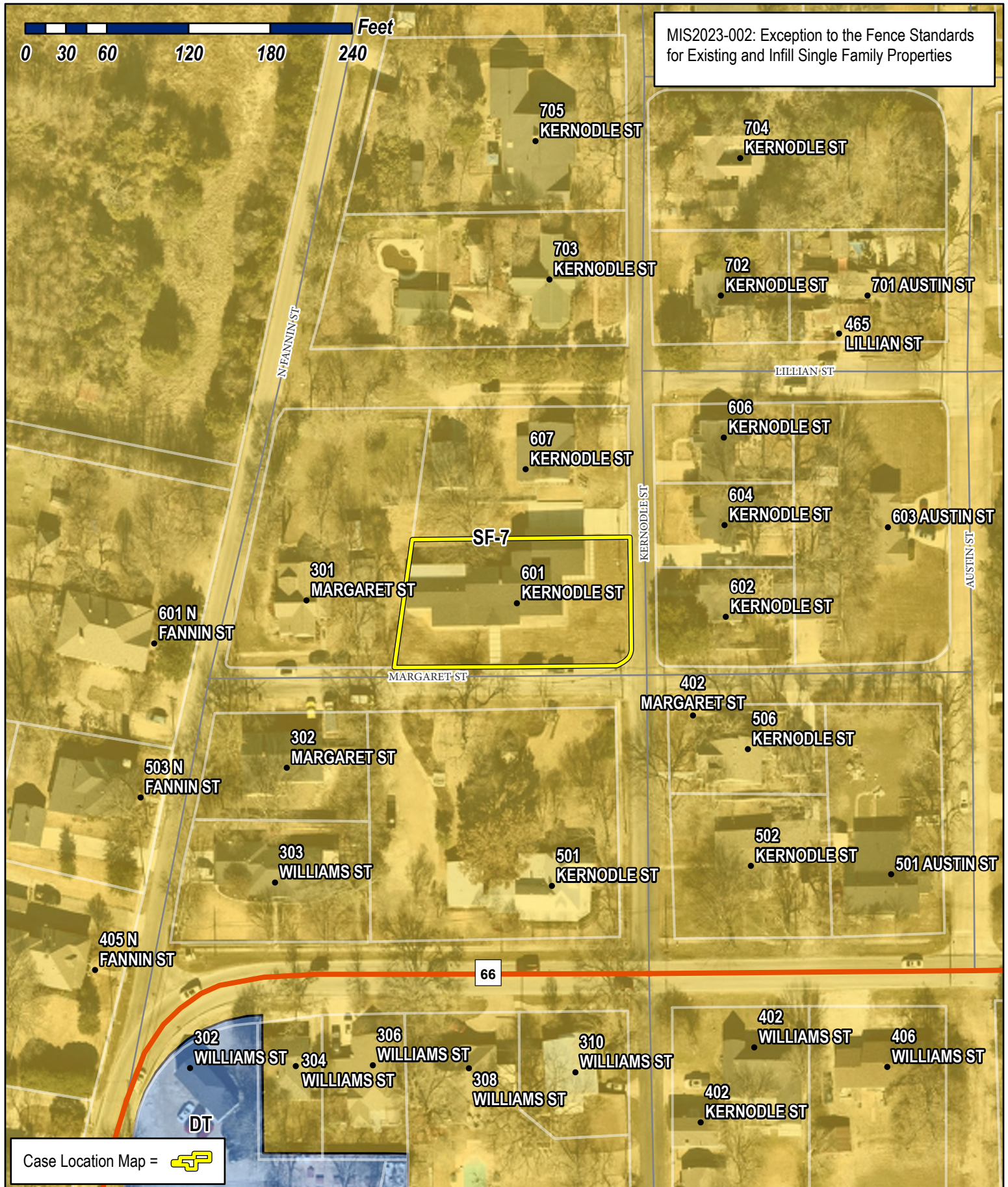
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MIS2023-002: Exception to the Fence Standards for Existing and Infill Single Family Properties



Case Location Map =

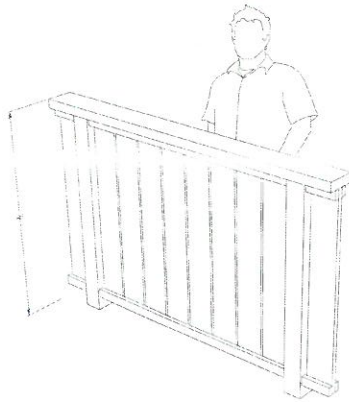


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 (P): (972) 771-7745
 (W): www.rockwall.com

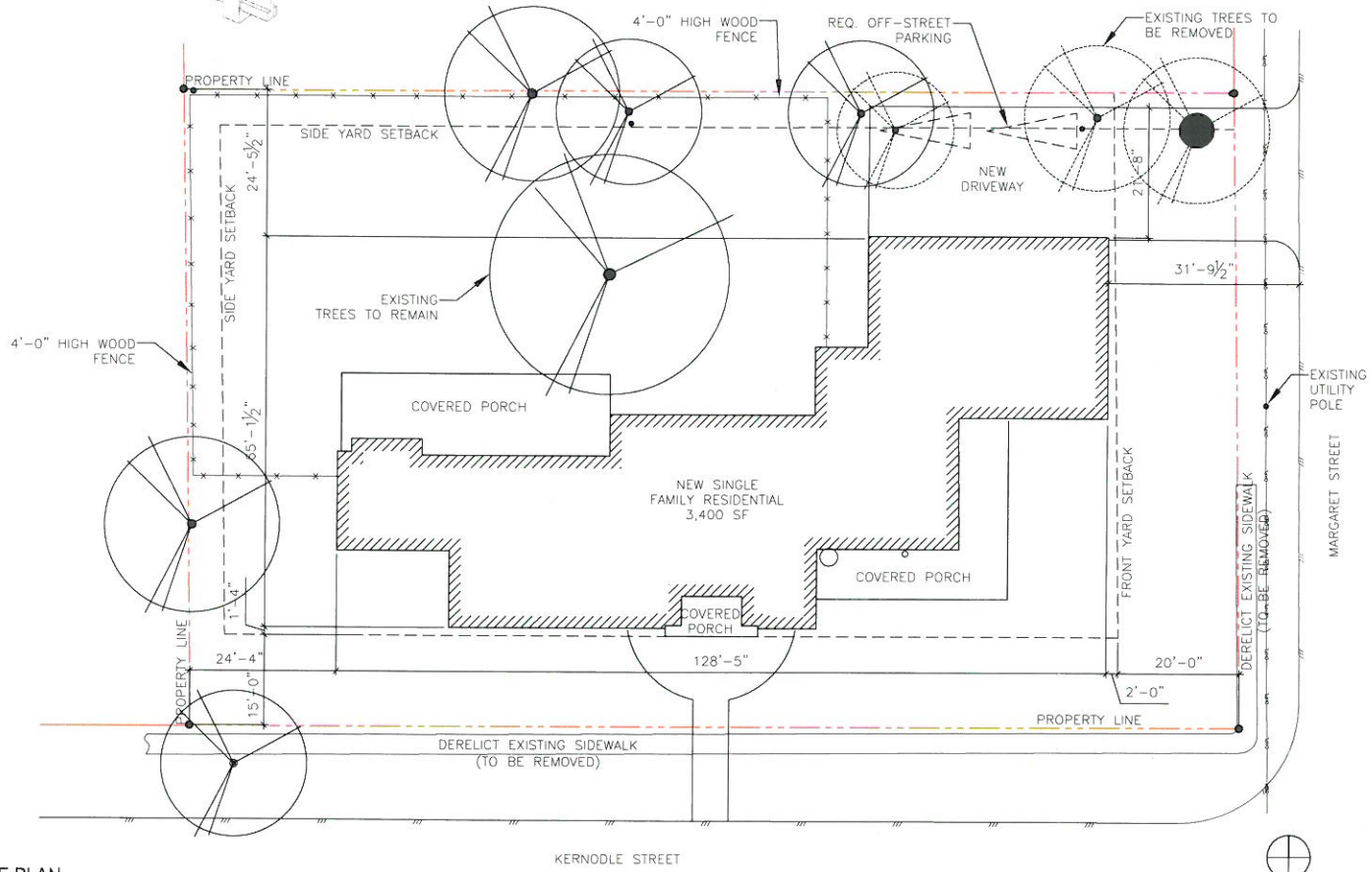
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Issue: 01/20/2023
 P&Z Fence Review
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Revision	Date
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A101



TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: January 31, 2023
SUBJECT: MIS2023-002; *Exception for a Fence for 601 Kernodle Street*

The applicant, Jonathan Brown, is requesting the approval of an exception for a fence not meeting the requirements of the Unified Development Code (UDC). The subject property is located on a 0.45-acre parcel of land (*i.e. a portion of Lot 3, Block 3, F&M Addition*) addressed as 601 Kernodle Street. The applicant's site plan indicates that the fence will be: [1] constructed using cedar; [2] be 48-inches in height; and [3] 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(B) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of 1/2-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel." In this case, the applicant is requesting a four (4) foot solid cedar fence that will have wooden posts. This fence meets the requirements for a solid fence, however it does not meet the height or material requirements. The applicant has indicated to staff that they are making this request because the home is located in the Old Town Rockwall (OTR) Historic District and that they believe the fence height and materials is more indicative of a historic home. Staff should note that many of the adjacent properties have four (4) foot fencing; however, they are picket fences and not solid fences. With that being said, the applicant's request does not appear to negatively impact the adjacent properties and would not change the essential character of the neighborhood. Decisions on fences that do not meeting the requirements of the Unified Development Code (UDC) 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 January 31, 2023.

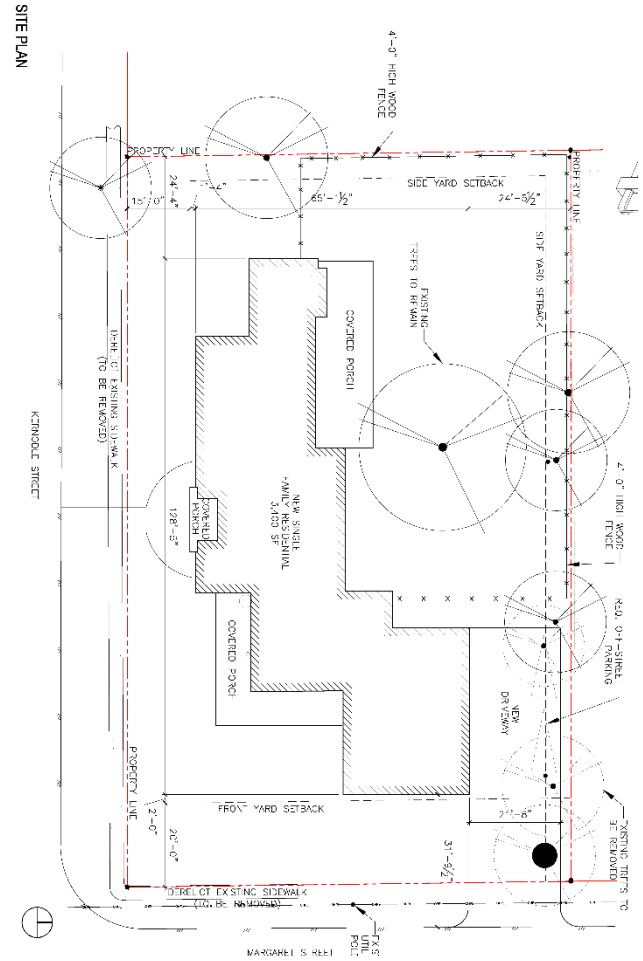


FIGURE 1: PROPOSED FRONT YARD FENCE LOCATION (HIGHLIGHTED LINE IS THE FENCE LOCATION)



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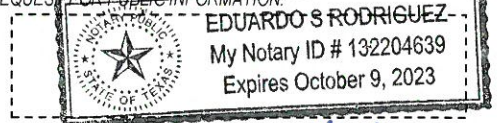
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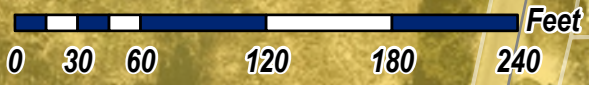
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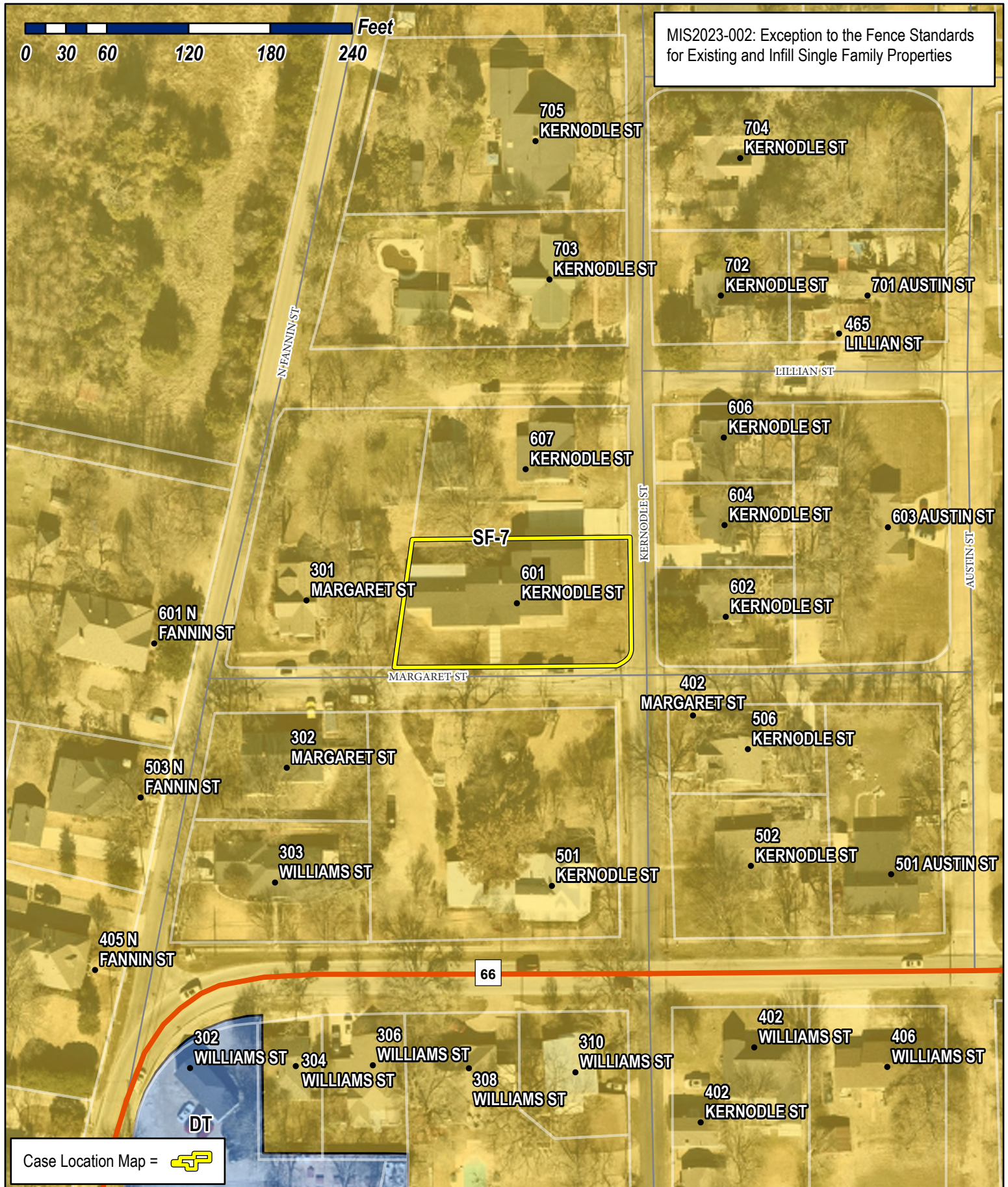
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MIS2023-002: Exception to the Fence Standards for Existing and Infill Single Family Properties



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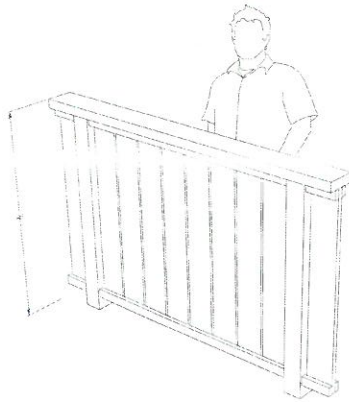


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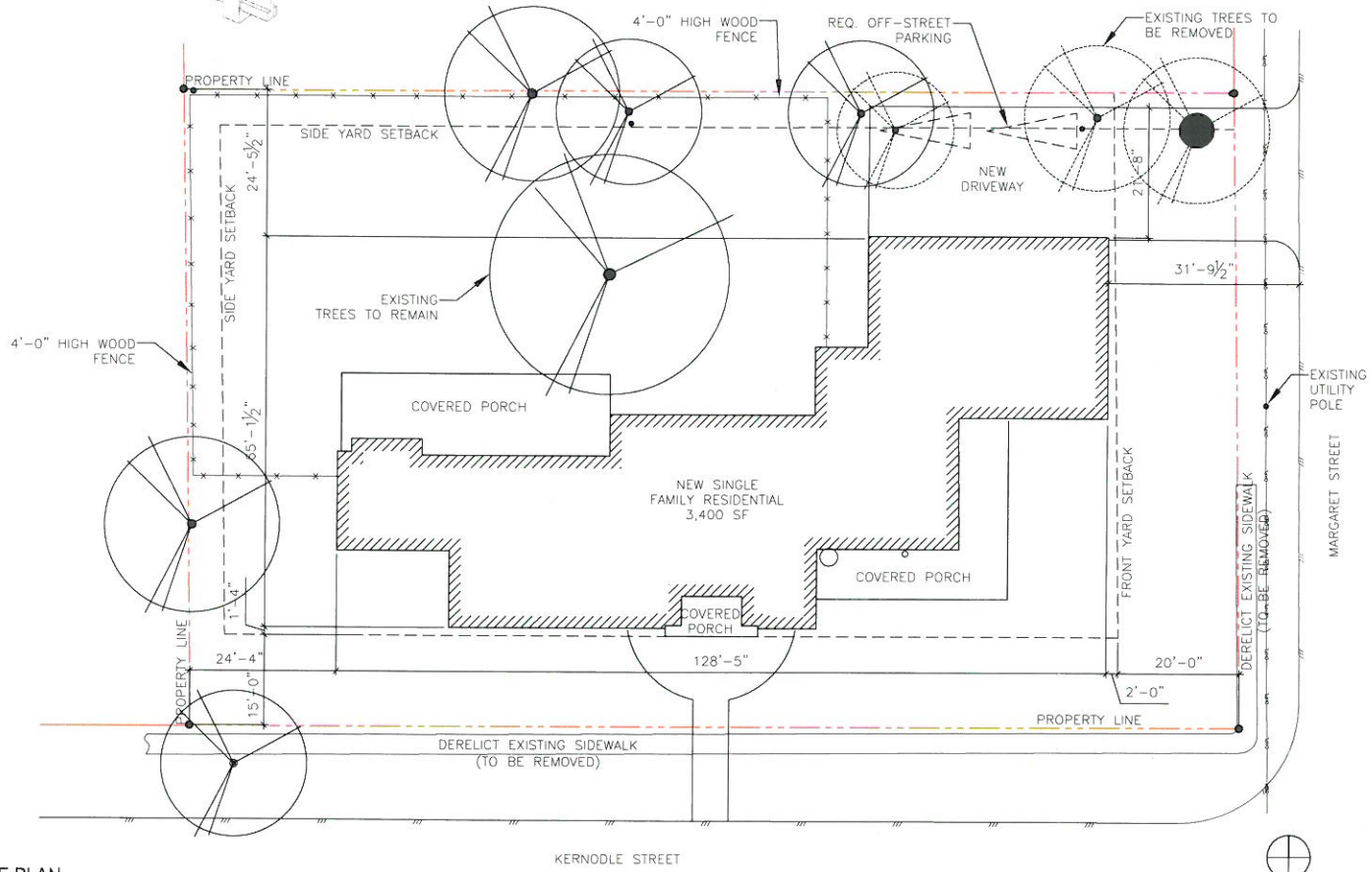
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 REQ. MAX BLDG HEIGHT - 32 FT
 AS DESIGNED: 24'-4"
 REQ. MIN PAVED OFF-STREET PARKING ONE SINGLE FAMILY DWELLING UNIT - 2
 AS DESIGNED: 2 PROVIDED
HISTORY OVERLAY (HO) DISTRICT
 CERTIFICATE OF APPROPRIATENESS APPROVED BY THE HISTORIC PRESERVATION ADVISORY BOARD ON 01/19/2015 AS ITEM #0015-003



SITE PLAN
 26 SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL PERMIT, OR CONSTRUCTION:
 Jonathan Brown, AIA
 REGISTERED ARCHITECT OF THE STATE OF TEXAS
 4908-0001-0000-0001
 71886

601
MPOZEMK

Issue: 01/20/2023
 P&Z Fence Review
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Revision	Date
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A101



February 10, 2023

TO: Jonathan Brown
7814 Killarney Lane
Rowlett, TX 75089

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

SUBJECT: MIS2023-002; *Exception for a Fence for 601 Kernodle Street*

Jonathan:

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 February 7, 2023. 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 February 7, 2023, the Planning and Zoning Commission approved a motion to approve the Miscellaneous Case by a vote of 5-1, with the condition that the gates be setback 20-feet from the road, and with Commissioner Conway dissenting and Commissioner Womble absent.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee, AICP, *Planner*
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Lee, Henry
Sent: Friday, January 27, 2023 12:10 PM
To: 'jbrown@jhparch.com'
Subject: Project Comments MIS2023-002
Attachments: Project Comments (01.27.2023).pdf; Engineering Mark-Ups (01.27.2023).pdf

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: January 31, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087