



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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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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OTHER APPLICATION FEES:

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

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

6102 Volunteer Pl.

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Chandlers Landing

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

Jeff + Dana Macalik

APPLICANT

CONTACT PERSON

Jeff

CONTACT PERSON

ADDRESS

6102 Volunteer Pl.

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75082

CITY, STATE & ZIP

PHONE

214-674-1072

PHONE

E-MAIL

jeff@retrotek.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 _____ DAY OF _____, 20____. 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."

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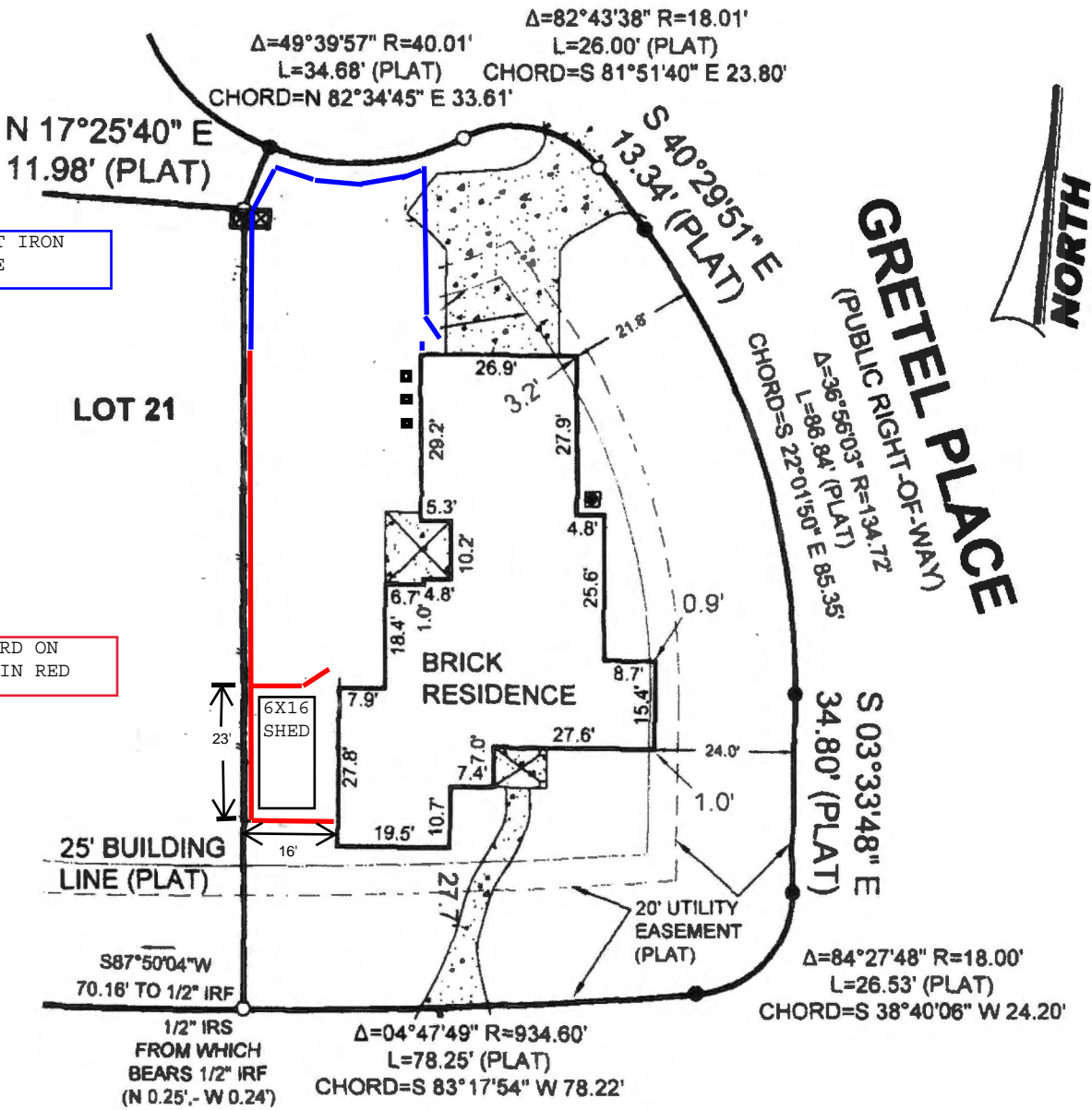
OWNER'S SIGNATURE

DK Macalik



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



VOLUNTEER PLACE

(PUBLIC RIGHT-OF-WAY)

NOTE: THIS PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN VOL. 169, PG. 175 D.R.R.C.T.

LEGEND			
● 1/2" IR FOUND	⊙ X-FOUND	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE
○ 1/2" IR SET	⊗ X-SET	⊕ WATER METER	— X — BARBED WIRE FENCE
⊠ TELE BOX	● PK NAIL FOUND	⊕ GAS METER	⊠ BRICK COLUMN
⊠ CABLE BOX	⊙ PK NAIL SET	⊕ A.C. PAD	○ CHAINLINK FENCE
			—//— WOOD FENCE
			—//— ASPHALT
			—//— BUILDING LINE
			—//— EASEMENT
			—//— BOUNDARY
			▨ CONCRETE
			▨ GRAVEL
			▨ BRICK
			▨ STONE
			▨ WOOD DECK

To American Trinity Title Company in connection with the transaction described in GF No. RK08-020335. The plat shown hereon is a correct and accurate representation of the property, lines and dimensions are shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN, there are no visible and apparent easements, encroachments or protrusions on the ground.

SCALE 1" = 30'
 DATE 01/14/2008
 JOB NO. 08-0089
 DRAWN BY 002



SCOTT PHILLIP ANDERSON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4888
A & W SURVEYORS, INC.
 P.O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

















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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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MIS2023-007: Variance Request for 6102
Volunteer Place



Case Location Map = 

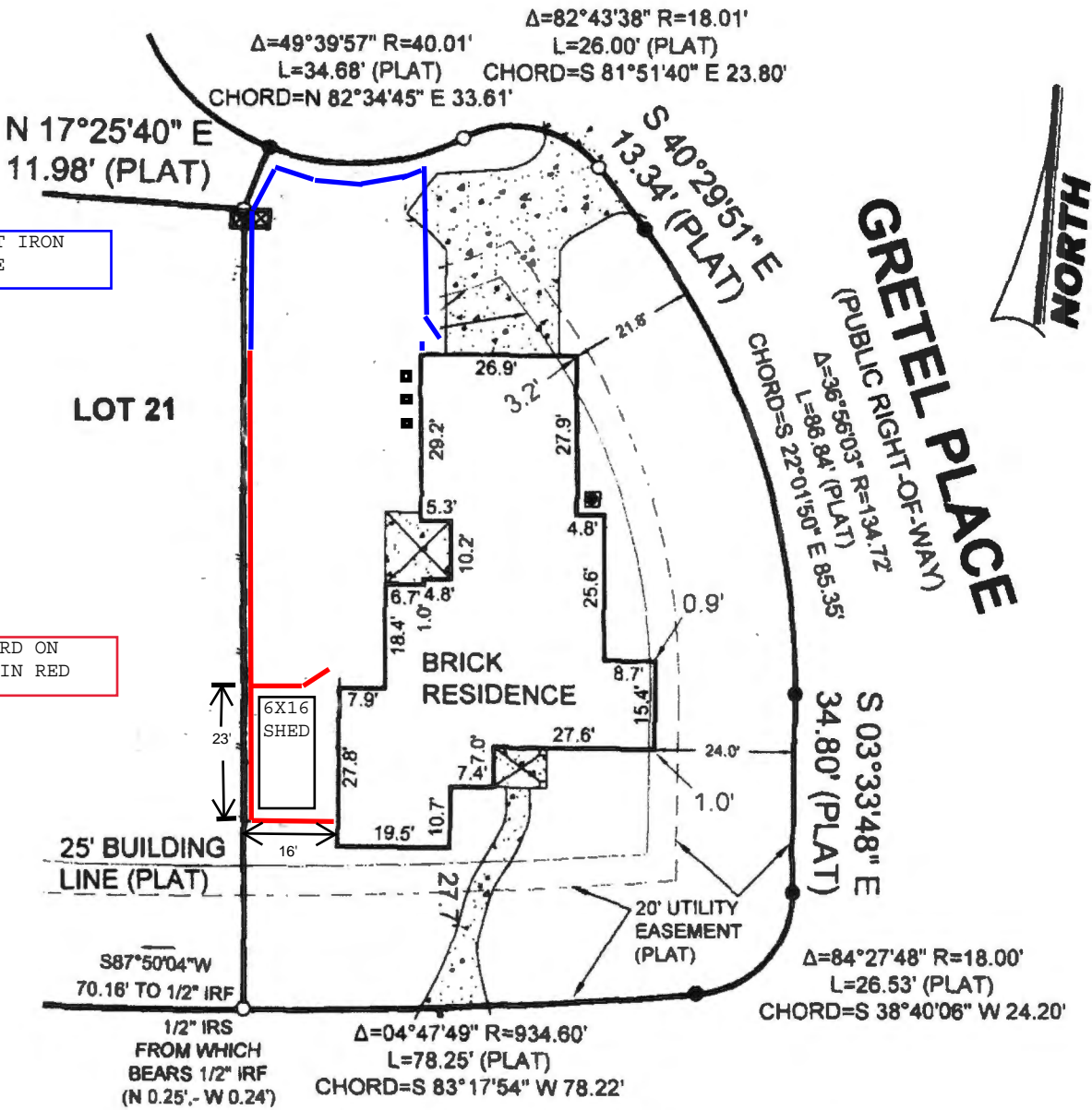


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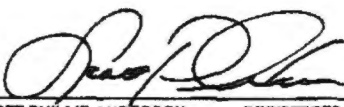
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TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: June 13, 2023
SUBJECT: MIS2023-007; *Exception for a Front Yard Fence for 6102 Volunteer Place*

The applicants, Jeff and Dana Macalik, are requesting the approval of an exception for a front yard fence. The subject property is located on a 0.2548-acre parcel of land (i.e. Lot 22, Block A, Chlanders Landing #7 Addition) addressed as 6102 Volunteer Place. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using wrought-iron, [2] be 60-inches to 72-inches in height, and [3] be 50.00% transparent.

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 that, "(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 the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed four (4) feet (or 48-inches) in height, and (c) opaque fences should be prohibited. In this case, the fence meets most of the requirements for a front yard fence with the exception of the height requirements; however, staff should point out that this particular property is unique in that it requires a front yard setback on three (3) of the four (4) sides of the property. In addition, the rear yard of the property is directly adjacent to a cul-de-sac. With this being said, this request will require an exception for a front yard fence and to the front yard fence height requirements from the Planning and Zoning Commission.

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. Staff should also point out that no properties front onto the cul-de-sac on the same side as the subject property. Based on this the proposed front yard fence *does not* appear to have a negative impact on any other adjacent residential property; 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 June 13, 2023.

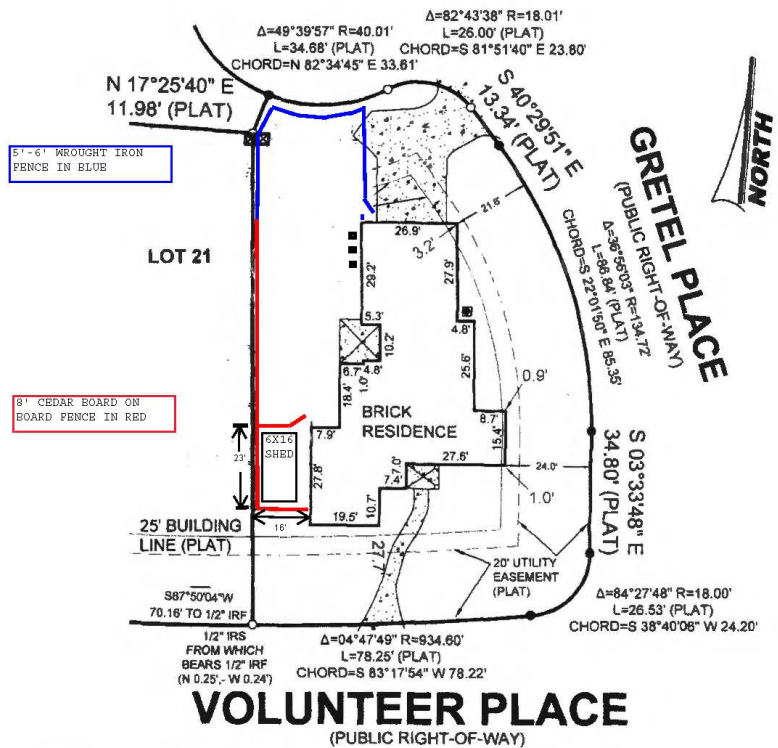


FIGURE 1: PROPOSED FRONT YARD FENCE LOCATION (BLUE LINE IS THE FENCE LOCATION)



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BLOCK

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MIS2023-007: Variance Request for 6102
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Case Location Map = 



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June 15, 2023

TO: Jeff and Dana Macalik
6102 Volunteer Place
Rockwall, TX 75032

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

SUBJECT: MIS2023-007; *Exception for a Fence for 6102 Volunteer Place*

Jeff and Dana:

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 June 13, 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 June 13, 2023, the Planning and Zoning Commission approved a motion to approve the *Miscellaneous Case* by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department