



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

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

FOR USE ONLY

PLANNING & ZONING CASE NO. _____

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.
²: 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 404 Bedford Falls Lane, Rockwall TX 75087

SUBDIVISION The Preserve

LOT

16

BLOCK

D

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 0.23

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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 Donald Strifler

APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 404 Bedford Falls Lane

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX, 75087

CITY, STATE & ZIP _____

PHONE (757) 788-1784

PHONE _____

E-MAIL TZCCVA@GMAIL.COM

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donald Strifler [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 \$ 1000 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 July 2023 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."

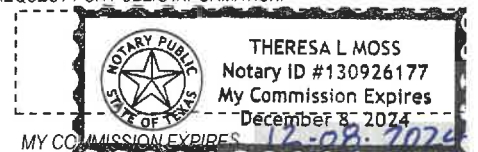
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF July, 2023

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



7/21/2023

Rockwall Planning and Zoning,

Currently Pool Stop is working a permit for a fence update to my property at 404 Bedford Falls Lane in Rockwall in support of a pool installation that is planned to begin as soon as possible. My wife and I bought this property back in July of 2018. As we found out recently it is what is referred to as a Keystone Lot, where the property backs up to another property. Back when we bought the property we had the intention when our kids grew up to extend the back yard out to the retaining wall on our side yard and put in a pool. In 2018 when we bought the house we would have been permitted to move the fence out as our neighbor had done at 318 Cooper Drive in our subdivision in 2019.

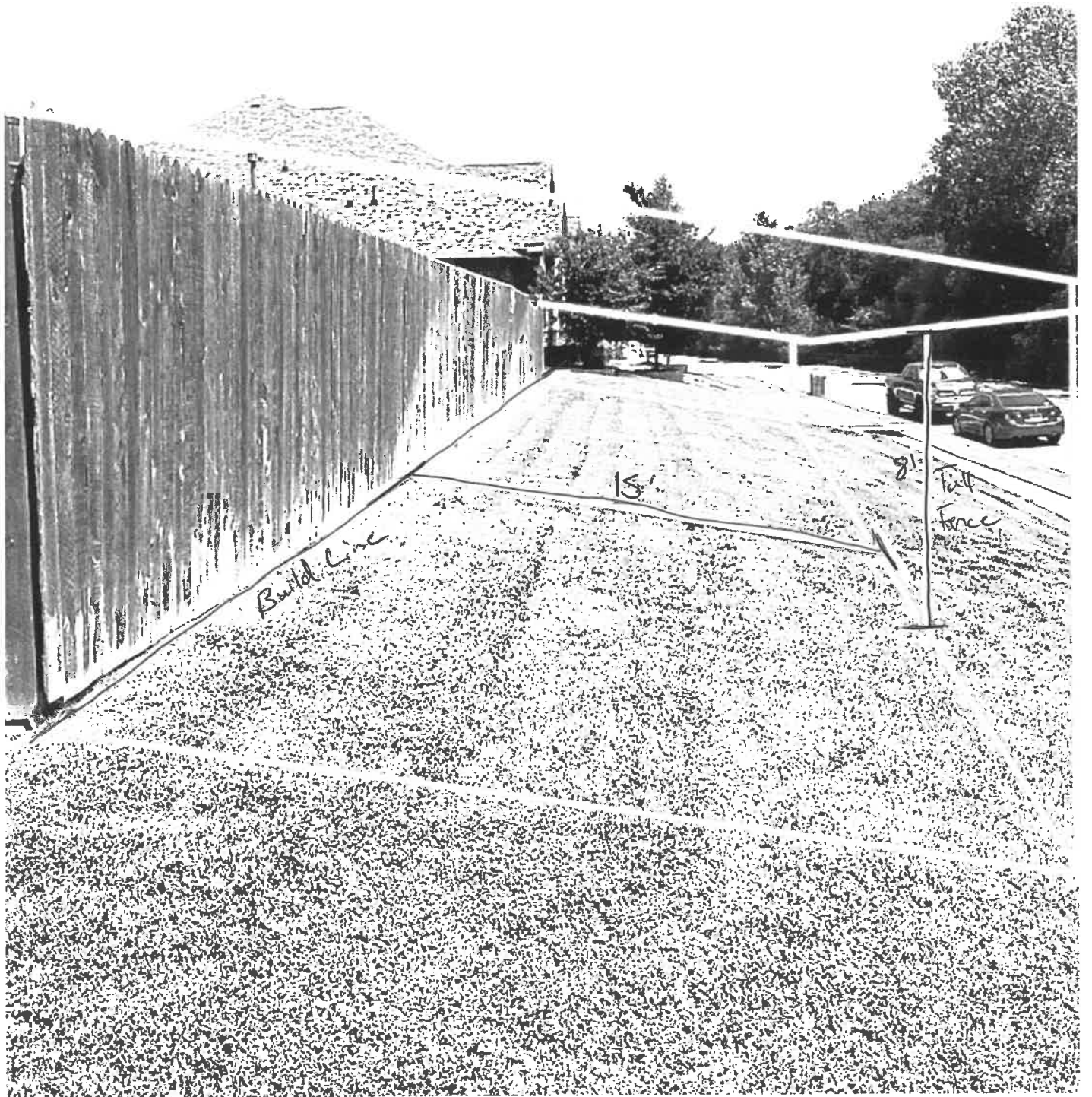
In May of this year we began work with Pool Stop to design a pool that would allow for safe and easy access to the pool for my wife who is a disabled veteran with back problems that have resulted in numerous past and ongoing planned future surgeries. The only way to safely fit the entry way and build the pool was to move the fence out past the build line to make room for the pool and the decking. This allows my wife easy access via a gradual entry into the pool. The initial application submitted by Pool Stop was to extend the fence out to the sidewalk easement, which would be 25ft past the build line as I found out recently. Not knowing this was a change to the zoning/permitting for fences after 2019, we are not permitted to build the fence out past the build line to not obstruct view or to cause conflict and/or disagreement with neighbors.

In talking with the zoning team it was brought to my attention that there is an 8" water main in the sidewalk running parallel to the fence . So to make room for the 10ft easement for this water main, we are now asking to build to out 15ft beyond the build line leaving a by our measurement last night a 11.6ft easement for the water main. This fence is going to be an 8ft board on board cedar fence with a finished top and professional stained finish. This updated development application is requesting that we move the original design to this point where the fence does not obstruct view for traffic approaching the corner or for the neighbor behind our property and allows room for the required 10ft easement for the water main.

Attached you will find both the original design and the updated design. Also included are pictures of the area the fence is planned to go to provide a better understanding of what we are asking for. I appreciate the time you have all taken to read this letter, as well as the time reviewing this request for variance.

Thank you,

Donald and Sherri Strifler





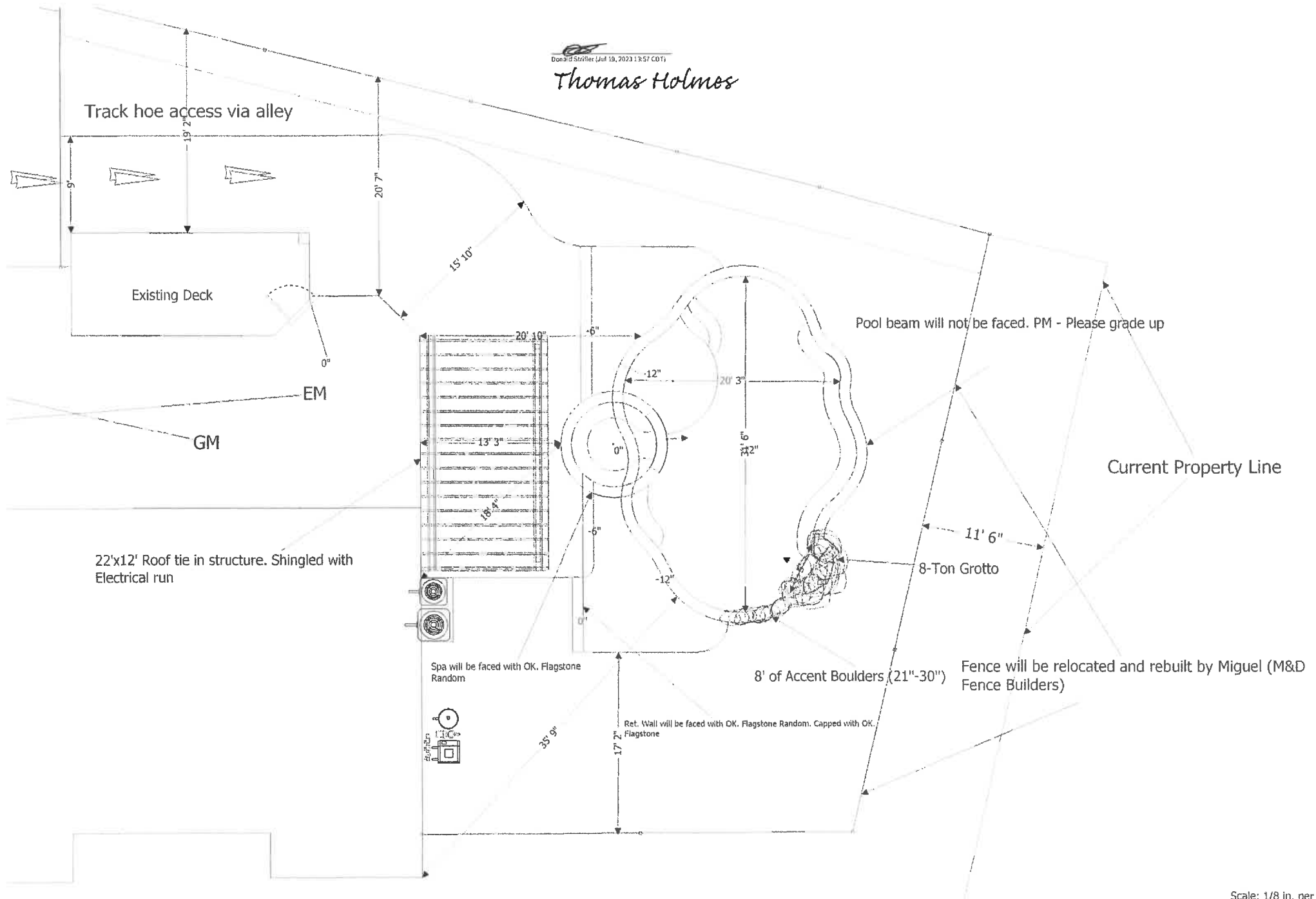
11.6 FT
Easement Access

Proposed
Fence Line

8" Water Main



Thomas Holmes





DEVELOPMENT APPLICATION

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

OFFICE USE ONLY

PLANNING & ZONING CASE NO. _____

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.
²: 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 404 Bedford Falls Lane, Rockwall TX 75087

SUBDIVISION The Preserve

LOT

16

BLOCK

D

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 0.23

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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 Donald Strifler

APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 404 Bedford Falls Lane

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX, 75087

CITY, STATE & ZIP _____

PHONE (757) 788-1784

PHONE _____

E-MAIL TZCCVA@GMAIL.COM

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donald Strifler [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 \$ 1000 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 July 2023 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."

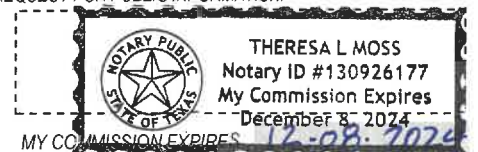
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF July, 2023

OWNER'S SIGNATURE

[Signature]

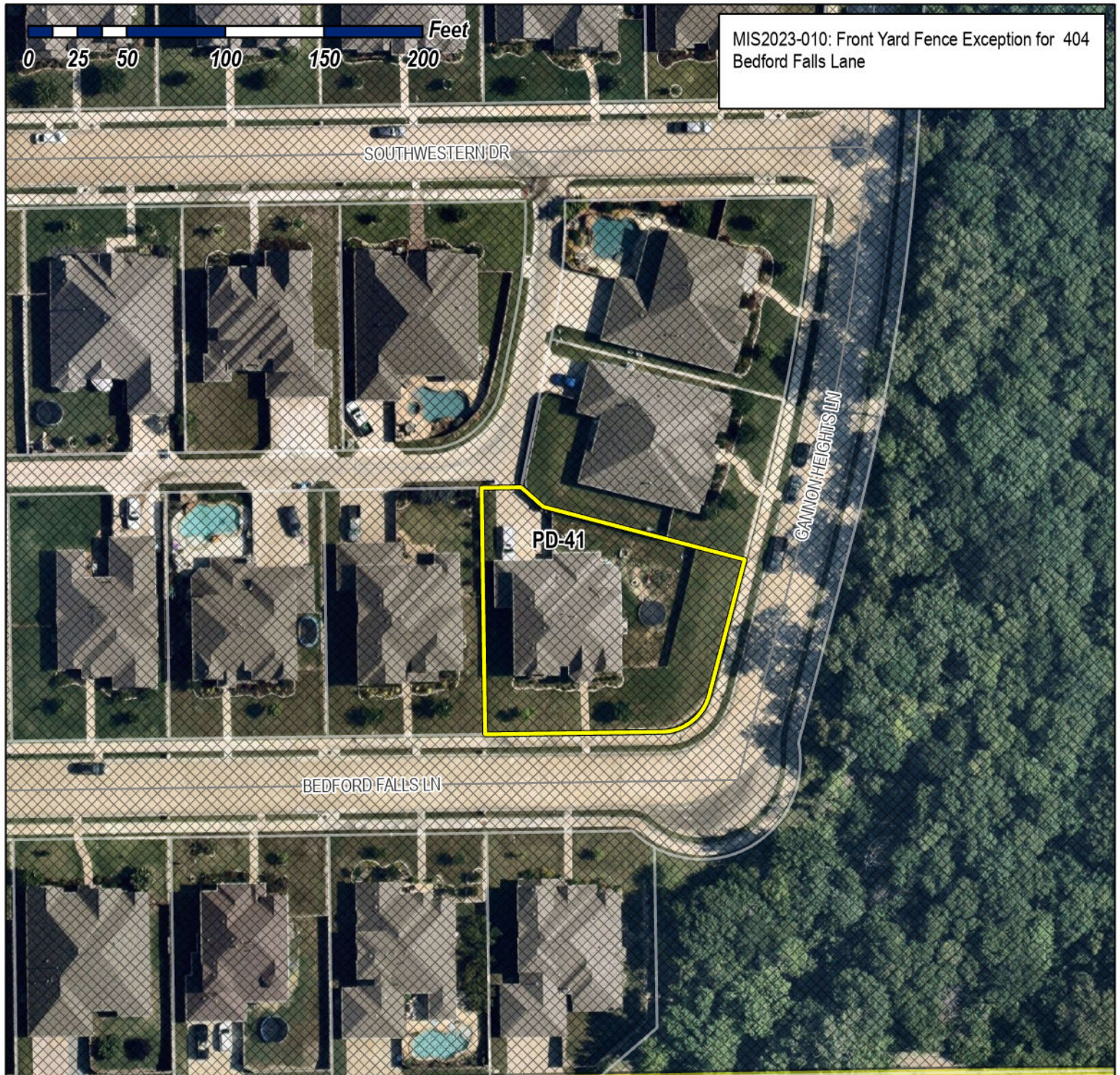
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





MIS2023-010: Front Yard Fence Exception for 404 Bedford Falls Lane



Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



7/21/2023

Rockwall Planning and Zoning,

Currently Pool Stop is working a permit for a fence update to my property at 404 Bedford Falls Lane in Rockwall in support of a pool installation that is planned to begin as soon as possible. My wife and I bought this property back in July of 2018. As we found out recently it is what is referred to as a Keystone Lot, where the property backs up to another property. Back when we bought the property we had the intention when our kids grew up to extend the back yard out to the retaining wall on our side yard and put in a pool. In 2018 when we bought the house we would have been permitted to move the fence out as our neighbor had done at 318 Cooper Drive in our subdivision in 2019.

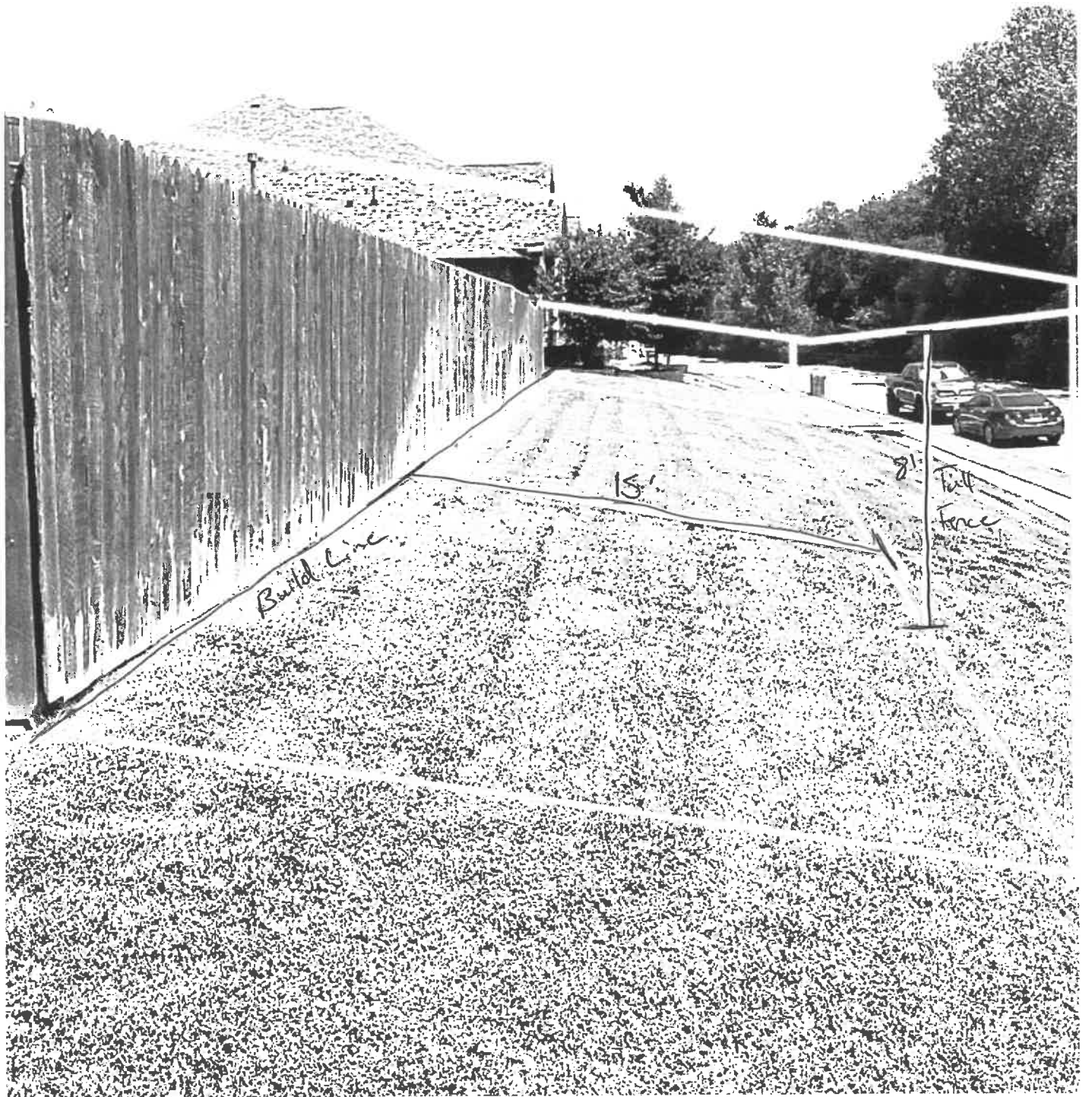
In May of this year we began work with Pool Stop to design a pool that would allow for safe and easy access to the pool for my wife who is a disabled veteran with back problems that have resulted in numerous past and ongoing planned future surgeries. The only way to safely fit the entry way and build the pool was to move the fence out past the build line to make room for the pool and the decking. This allows my wife easy access via a gradual entry into the pool. The initial application submitted by Pool Stop was to extend the fence out to the sidewalk easement, which would be 25ft past the build line as I found out recently. Not knowing this was a change to the zoning/permitting for fences after 2019, we are not permitted to build the fence out past the build line to not obstruct view or to cause conflict and/or disagreement with neighbors.

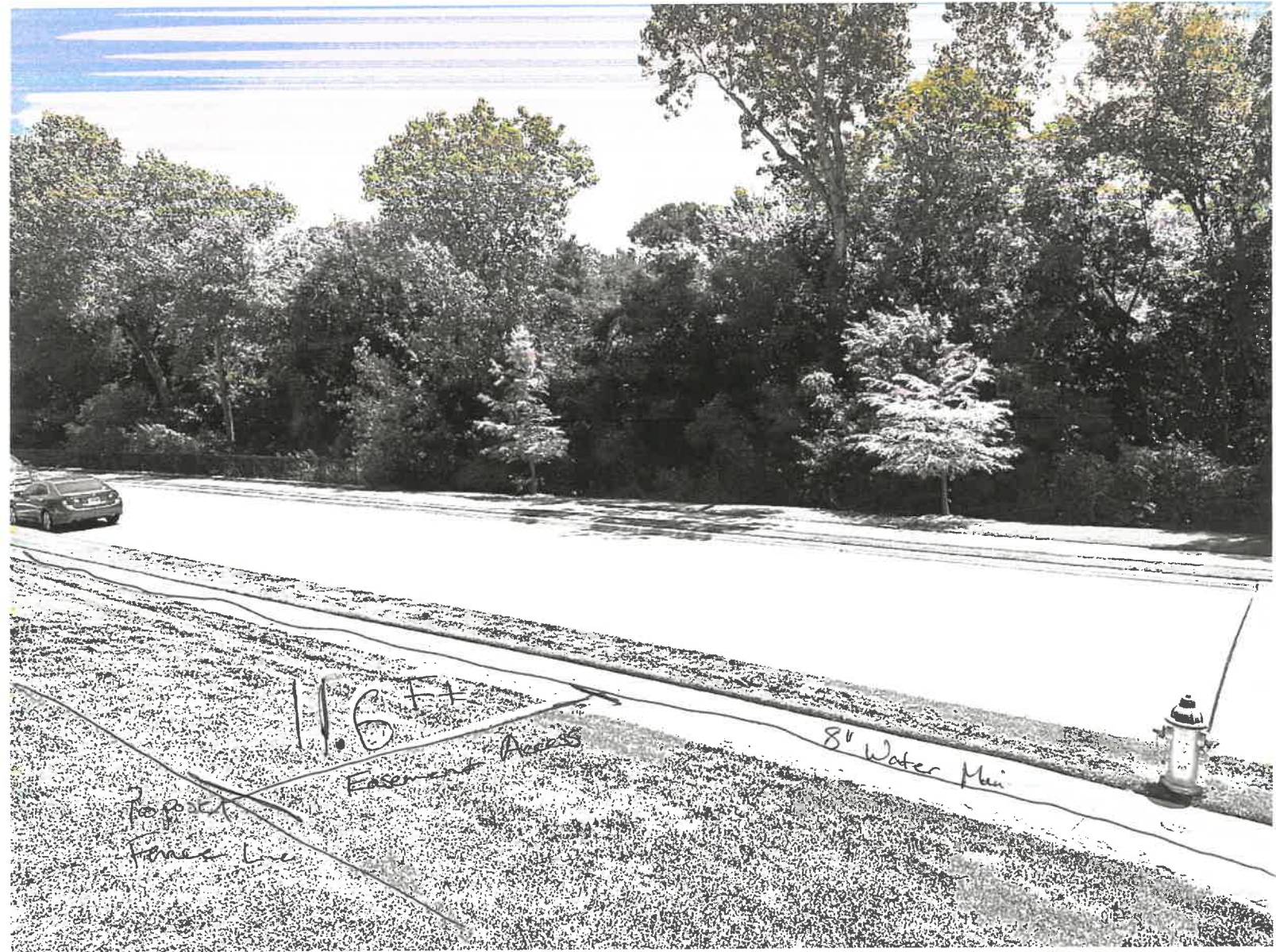
In talking with the zoning team it was brought to my attention that there is an 8" water main in the sidewalk running parallel to the fence . So to make room for the 10ft easement for this water main, we are now asking to build to out 15ft beyond the build line leaving a by our measurement last night a 11.6ft easement for the water main. This fence is going to be an 8ft board on board cedar fence with a finished top and professional stained finish. This updated development application is requesting that we move the original design to this point where the fence does not obstruct view for traffic approaching the corner or for the neighbor behind our property and allows room for the required 10ft easement for the water main.

Attached you will find both the original design and the updated design. Also included are pictures of the area the fence is planned to go to provide a better understanding of what we are asking for. I appreciate the time you have all taken to read this letter, as well as the time reviewing this request for variance.

Thank you,

Donald and Sherri Strifler



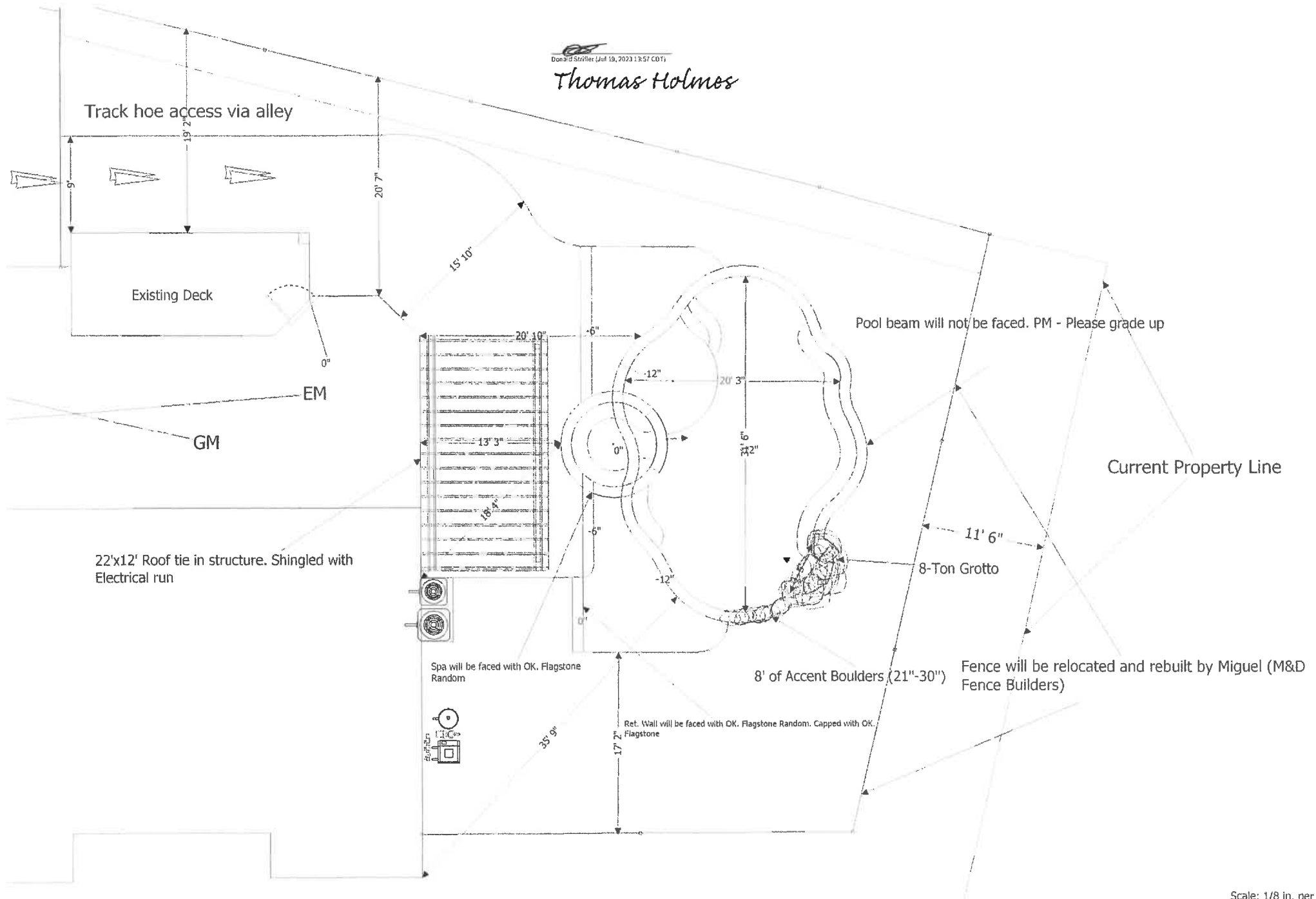


11.6 FT
Easement Access

Proposed
Fence Line

8" Water Main

Thomas Holmes





TO: Planning and Zoning Commission
FROM: Henry Lee, *Senior Planner*
DATE: August 15, 2023
SUBJECT: MIS2023-010; *Exception to the Fence Placement Requirements*

The applicant, Donald Strifler, is requesting the approval of an exception to the fence placement requirements for a side yard fence. The subject property is located on a 0.2392-acre parcel of land (*i.e. Lot 16, Block D, Preserve Phase 1 Addition*) addressed as 404 Bedford Falls Lane. The letter submit by the applicant indicates that they are requesting to construct an eight (8) foot solid cedar fence 15-feet past the front yard building setback (*i.e. the Front Yard Setback is 25-feet*). According

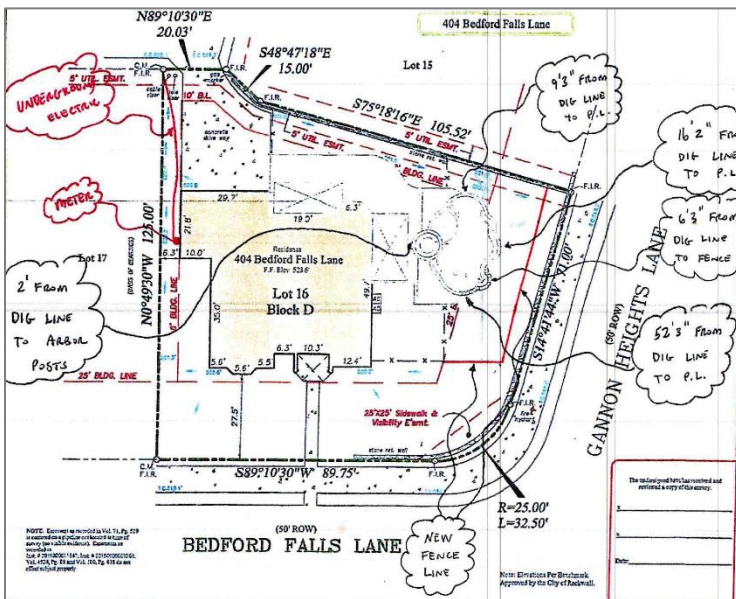


FIGURE 1: PROPOSED LOCATION OF SIDE YARD FENCE

to the applicant's letter, this request is being made in order to facilitate the construction of a pool on the subject property. In addition, the applicant's *Site Plan* shows how the side yard fence will encroach past the build line [see Figure 1].

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, the subject property is identified as a keystone lot (*i.e. a keystone lot is a corner lot that backs to the front yard of another lot*). Based on this, the side yard fence may not extend past the front yard setback of the home (*i.e. 651 Gannon Heights Lane*) directly behind the subject property. In this case, the applicant's side yard fence is required to be setback a minimum of 25-

feet even with the front yard building setback of 651 Gannon Heights Lane.

The applicant's request meets all other requirements for a residential fence outlined within the Unified Development Code (UDC). In addition, the proposed location is not within right-of-way or any public utility easements. Staff should also point out that there is at least four (4) other *keystone* properties (*i.e. 933 Gannon Heights Lane, 656 Mission Drive, 318 Cooper Court, and 768 Wildwood Lane*) in this phase of the Preserve Subdivision that have similar fence orientations. Based on this the applicant's request would not create a precedence in the subdivision and does not appear to create a negative or adverse effect on any of the adjacent properties; however, fence placement exceptions 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 August 15, 2023.



DEVELOPMENT APPLICATION

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

FOR USE ONLY

PLANNING & ZONING CASE NO. _____

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.

²: 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 404 Bedford Falls Lane, Rockwall TX 75087

SUBDIVISION The Preserve

LOT

16

BLOCK

D

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Residential

PROPOSED USE Residential

ACREAGE 0.23

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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 Donald Strifler

APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 404 Bedford Falls Lane

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX, 75087

CITY, STATE & ZIP _____

PHONE (757) 788-1784

PHONE _____

E-MAIL TZCCVA@GMAIL.COM

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donald Strifler [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 \$ 1000 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 July 2023 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."

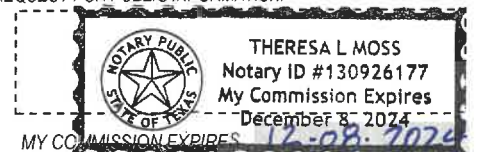
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF July, 2023

OWNER'S SIGNATURE

[Signature]

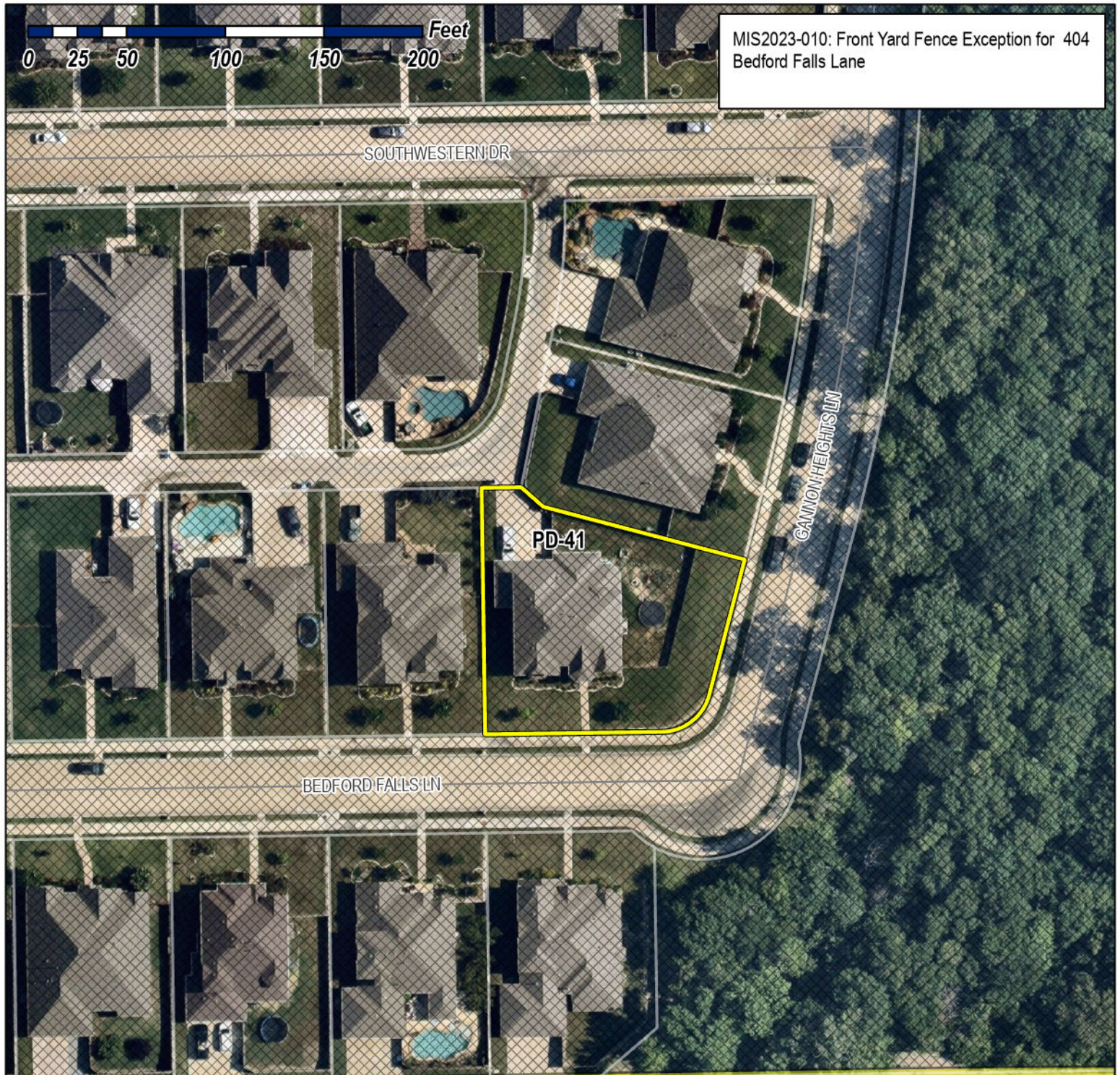
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





MIS2023-010: Front Yard Fence Exception for 404 Bedford Falls Lane



Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



7/21/2023

Rockwall Planning and Zoning,

Currently Pool Stop is working a permit for a fence update to my property at 404 Bedford Falls Lane in Rockwall in support of a pool installation that is planned to begin as soon as possible. My wife and I bought this property back in July of 2018. As we found out recently it is what is referred to as a Keystone Lot, where the property backs up to another property. Back when we bought the property we had the intention when our kids grew up to extend the back yard out to the retaining wall on our side yard and put in a pool. In 2018 when we bought the house we would have been permitted to move the fence out as our neighbor had done at 318 Cooper Drive in our subdivision in 2019.

In May of this year we began work with Pool Stop to design a pool that would allow for safe and easy access to the pool for my wife who is a disabled veteran with back problems that have resulted in numerous past and ongoing planned future surgeries. The only way to safely fit the entry way and build the pool was to move the fence out past the build line to make room for the pool and the decking. This allows my wife easy access via a gradual entry into the pool. The initial application submitted by Pool Stop was to extend the fence out to the sidewalk easement, which would be 25ft past the build line as I found out recently. Not knowing this was a change to the zoning/permitting for fences after 2019, we are not permitted to build the fence out past the build line to not obstruct view or to cause conflict and/or disagreement with neighbors.

In talking with the zoning team it was brought to my attention that there is an 8" water main in the sidewalk running parallel to the fence . So to make room for the 10ft easement for this water main, we are now asking to build to out 15ft beyond the build line leaving a by our measurement last night a 11.6ft easement for the water main. This fence is going to be an 8ft board on board cedar fence with a finished top and professional stained finish. This updated development application is requesting that we move the original design to this point where the fence does not obstruct view for traffic approaching the corner or for the neighbor behind our property and allows room for the required 10ft easement for the water main.

Attached you will find both the original design and the updated design. Also included are pictures of the area the fence is planned to go to provide a better understanding of what we are asking for. I appreciate the time you have all taken to read this letter, as well as the time reviewing this request for variance.

Thank you,

Donald and Sherri Strifler



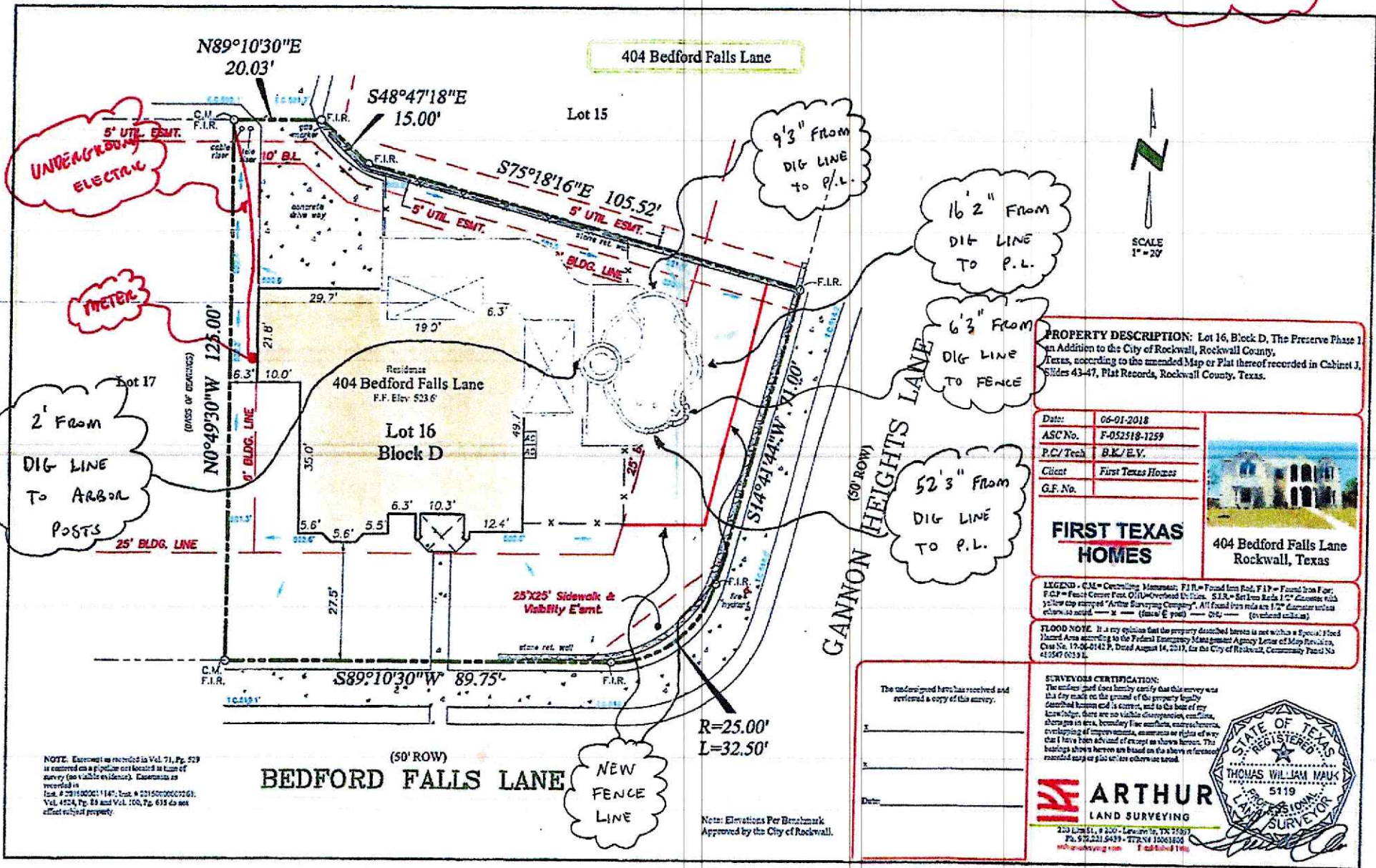


11.6 FT
Easement Access

Property
Fence Line

8" Water Main

811 #
236-645-8869



PROPERTY DESCRIPTION: Lot 16, Block D, The Preserve Phase I an Addition to the City of Rockwall, Rockwall County, Texas, according to the amended Map or Plat thereof recorded in Cabinet J, Blkds 43-47, Plat Records, Rockwall County, Texas.

Date:	06-01-2018
ASC No.	F-052518-1259
P.C./Tech	B.K./E.V.
Client	First Texas Homes
G.F. No.	



404 Bedford Falls Lane
Rockwall, Texas

LEGEND: C.M. = Centering Monument; F.I.R. = Found Iron Rod; F.I.P. = Found Iron Pipe; F.C.B. = Found Cast Iron Bolt; O.D. = Overhead Utility Line; S.I.R. = Set Iron Rods 1/2\"/>

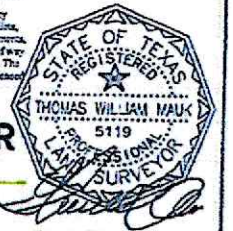
FLOOD NOTE: It is my opinion that the property described herein is not within a Special Flood Hazard Area according to the Federal Emergency Management Agency Letter of Map Revision, Case No. 17-06-0142 P, Dated August 14, 2017, for the City of Rockwall, Community Flood No. 413547 6039.

The undersigned here has received and reviewed a copy of the survey.

Date: _____

SURVEYOR'S CERTIFICATION:
The survey shall first hereby certify that this survey was the day made on the ground of the property hereby described herein and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, overlaps or omissions, boundary line encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown herein. The bearings shown herein are based on the above referenced recorded maps or plat unless otherwise noted.

ARTHUR LAND SURVEYING
230 Elm St., # 200 - Lewisville, TX 75057
Ph: 972.221.9479 - TTY: 972.10061803
www.arthursurvey.com



NOTE: Easements as recorded in Vol. 71, Pg. 529 is considered one as a pipeline and located in line of survey (no visible evidence). Easements as recorded in Iss. # 201500001140; Iss. # 20150000002001; Vol. 4724, Pg. 23 and Vol. 100, Pg. 639 do not affect subject property.

(50' ROW)
BEDFORD FALLS LANE

Note: Elevations Per Benchmark Approved by the City of Rockwall.



Standard excavation equipment

811 # 236-645-8869

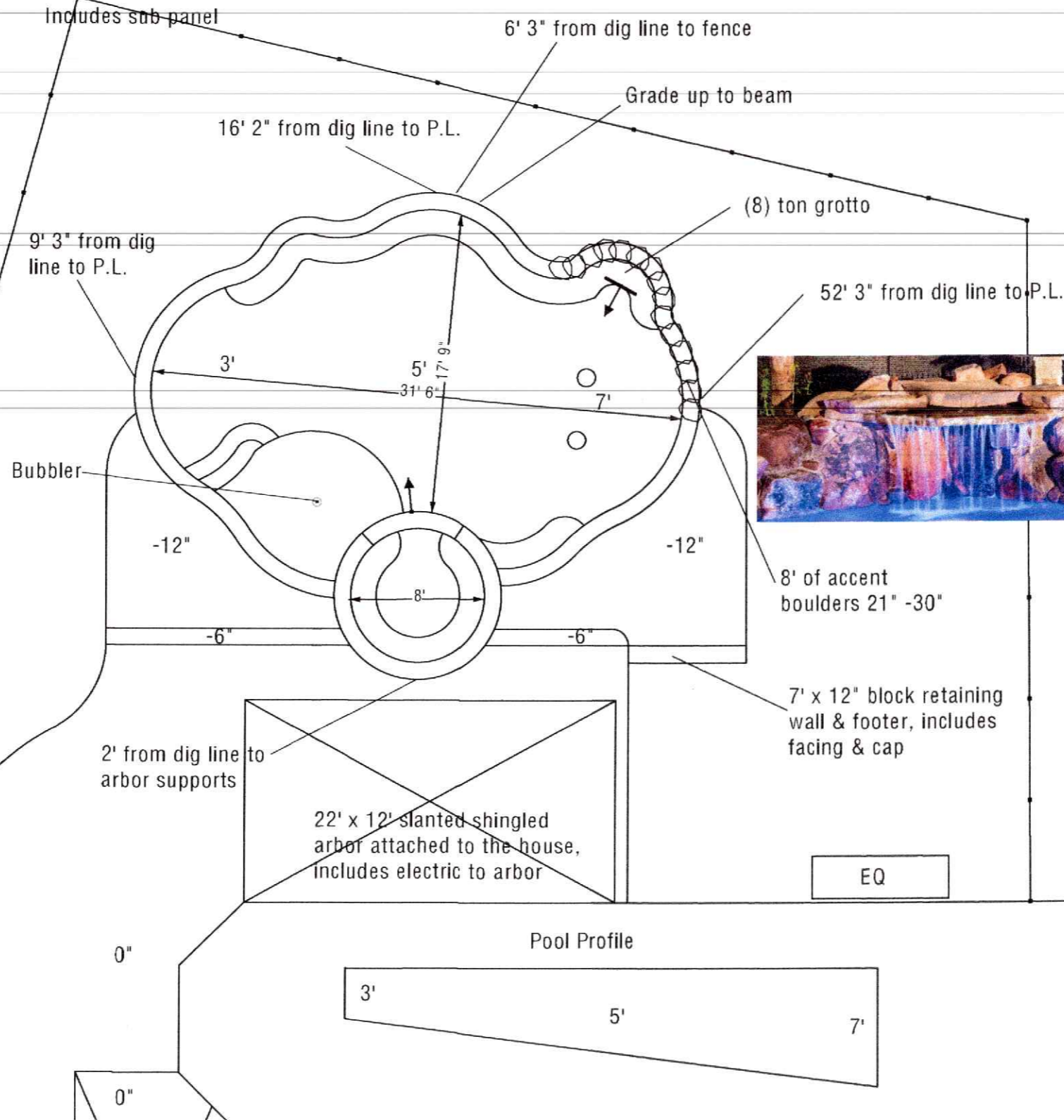
Includes soil injections in the pool area only

Includes (1) outlet for the Dolphin

Revised 7/21: revised fence location



Includes sub-panel



Oklahoma Flagstone Random Veneer



I have reviewed and approve the location of the pool, EQ, lights, skimmers, umbrella or volleyball sleeves, step in spa if needed, Dolphin outlet and access marked at layout meeting.

X

Customer Signature

Date

POOL SPECS

SIZE: 31' 6" x 17' 9"	SOFT: 507'
DEPTH: 3' - 5' - 7'	PERIMETER: 87'
EST TOTAL GALLONS: 19,015	SKIMMERS: 2
RETURNS: 5	INTERIOR MATERIAL: S.S. Tahoe Blue
STEEL: #4 - 5" & 10" O.C.	TILE: AY-621
COPING: Oklahoma Flagstone	

SPA SPECS

SIZE: 8'	SOFT: 50'
DEPTH: 3'	PERIMETER: 25'
EST TOTAL GALLONS:	SPILLWAY: Confirm with customer
RAISED HEIGHT: See notes	SKIMMERS:
RETURNS: (6) Spa jets	TILE: AY-621
INTERIOR MATERIAL: Stone Scapes Tahoe Blue	
SPECIAL: Verify if customer would like an entry step	
NOTES:	

PLUMBING

RETURNS: 5	SKIMMERS: 2
POOL MAIN DRAINS: 4	SPA MAIN DRAINS: 2
CLEANING SYSTEM: Dolphin Active 20	HEADS:
GAS FOOTAGE: 120' Allowance	P-TRAP: N/A
WATER FEATURES: Bubbler on the T.L.	SPA SPILLWAY: Confirm with customer
LIGHTS IN POOL: (1) LED & (2) Microbrites	LIGHTS IN SPA: (1) LED
TOTAL PIPE:	
SPECIAL: Includes 100 watt transformer	
NOTES:	

DECK

DECK TYPE: Brushed concrete	ELEVATION: See notes
TOTAL DECK SOFT: 1,146'	DRAINAGE: 100'
TURNDOWN: 62"	DOWNSPOUTS: Included
AREA DRAINS: 8	SEAL: N/A
SPECIAL: Includes 46' of steps	
NOTES:	

EQUIPMENT

POOL PUMP: Standard 3HP VS	2ND PUMP: Standard 3HP VS
FILTRATION: Pentair Clean & Clear Plus	FILTER SIZE: 420
HEATER: Pentair Mastertemp 400K (NG)	INLINE: Rainbow 320
TIMER: Pentair Easytouch	GAS: 120' Allowance
SPECIAL:	
NOTES:	

Pool Stop Custom Pools

Customer Name: Strifler
 Address: 404 Bedford Falls Ln
 City: Rockwall
 State/Zip: TX, 75087
 Phone: _____
 Cell: Donald - 757-788-1784
 Email: tzccva@gmail.com
 Alternate Contact: _____
 Sales: Thomas

Scale: 1/8" = 1 ft



August 16, 2023

TO: Donald Strifler
404 Bedford Falls Lane
Rockwall, TX 75087

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

SUBJECT: MIS2023-010; *Exception for a Front Yard Fence for 404 Bedford Falls Lane*

Donald Strifler:

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 August 15, 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 August 15, 2023, the Planning and Zoning Commission approved a motion to approve the exception by a vote of 5-0, with Commissioner Hustings 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 faint, larger signature.

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