



**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

STAFF 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) <sup>1</sup>
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- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- TREE REMOVAL (\$75.00)
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#### NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2067 AIRPORT RD

SUBDIVISION EPTON ADDITION LOT 2 BLOCK A

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING SF CURRENT USE SF

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER GERZIM DANIEL  APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

ADDRESS 2067 AIRPORT RD ADDRESS \_\_\_\_\_

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-243-9668 PHONE \_\_\_\_\_

E-MAIL gerzim@hotmail.com E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

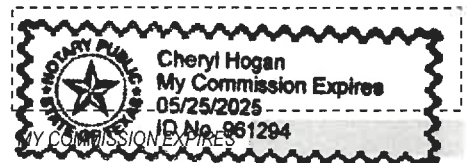
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 28th DAY OF July, 2023

OWNER'S SIGNATURE Gerzim Daniel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cheryl Hogan







Virtual Tour

1/28



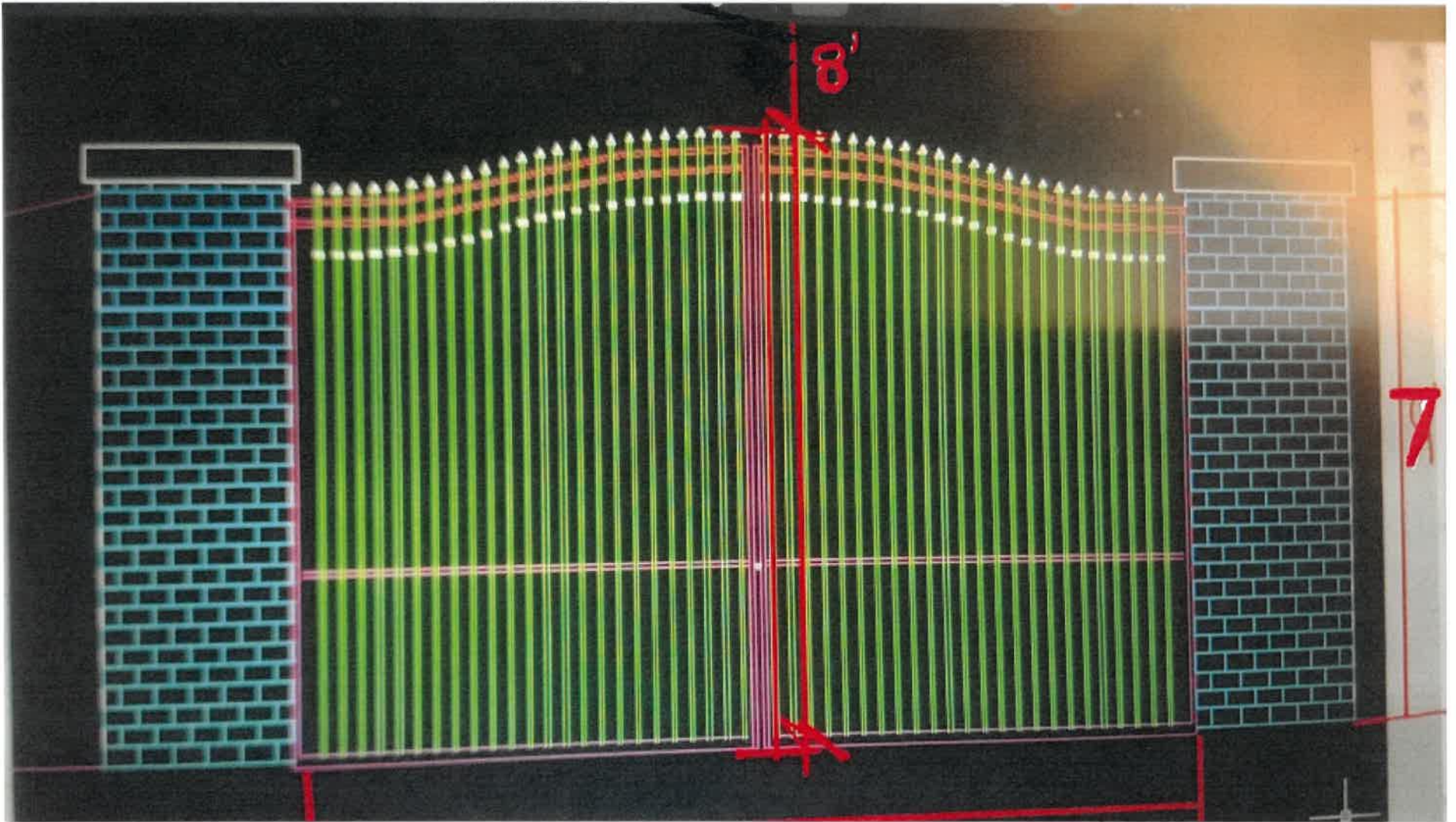














2065

2067

Fence

swing gate  
fence



6'

7'

8'

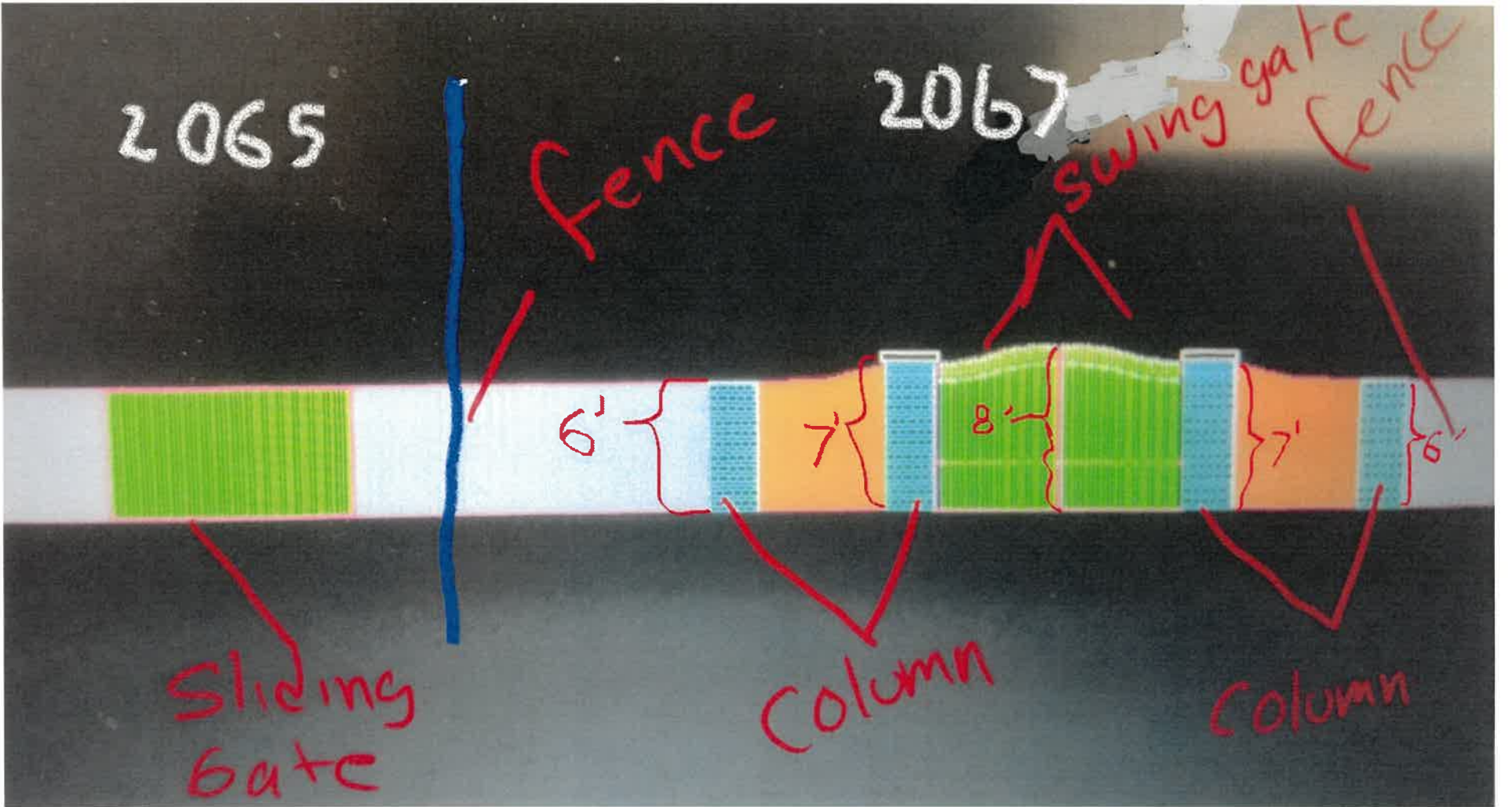
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6'

Sliding  
gate

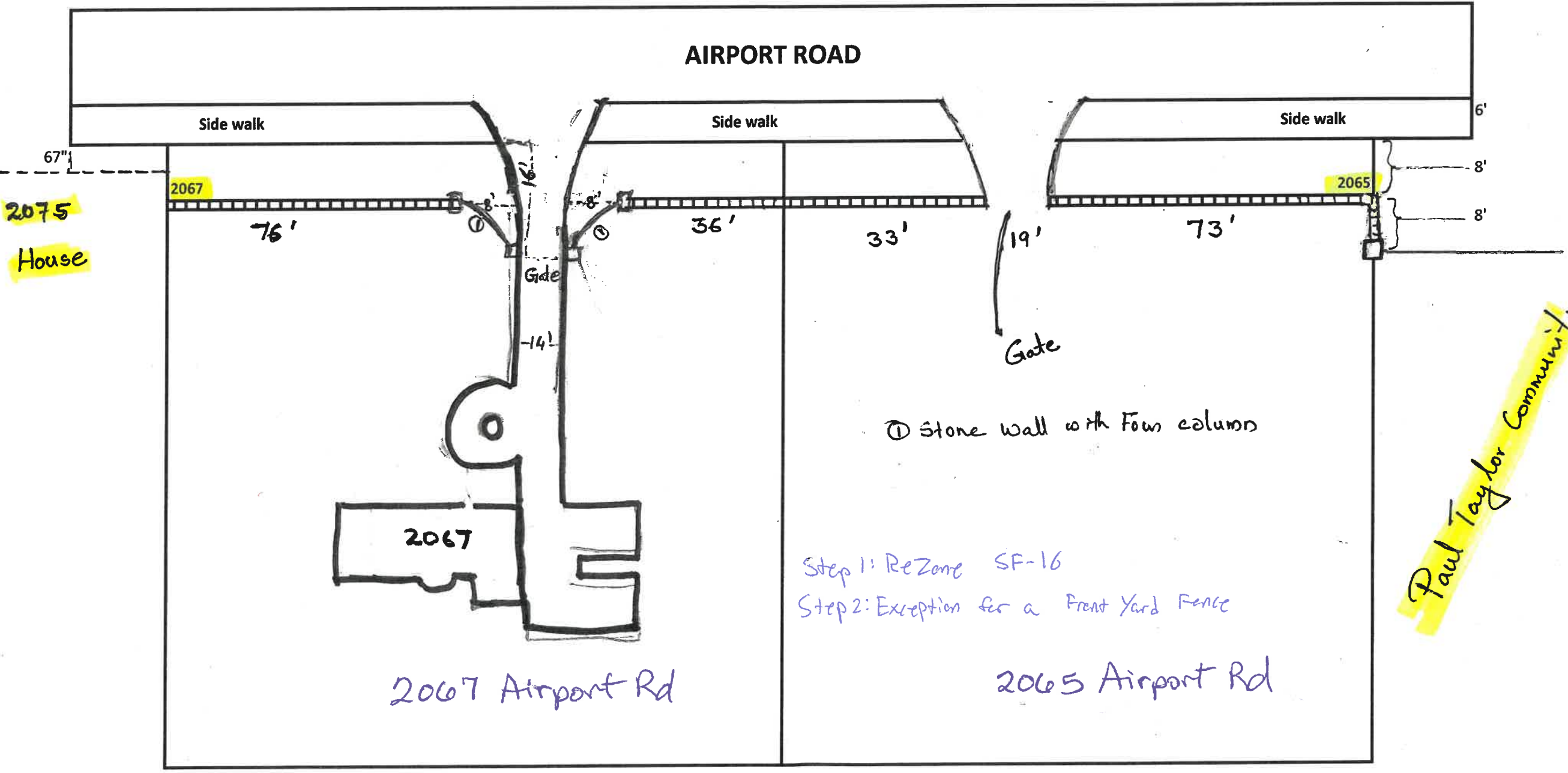
Column

Column





AIRPORT ROAD



Paul Taylor Comment



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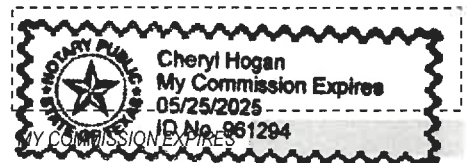
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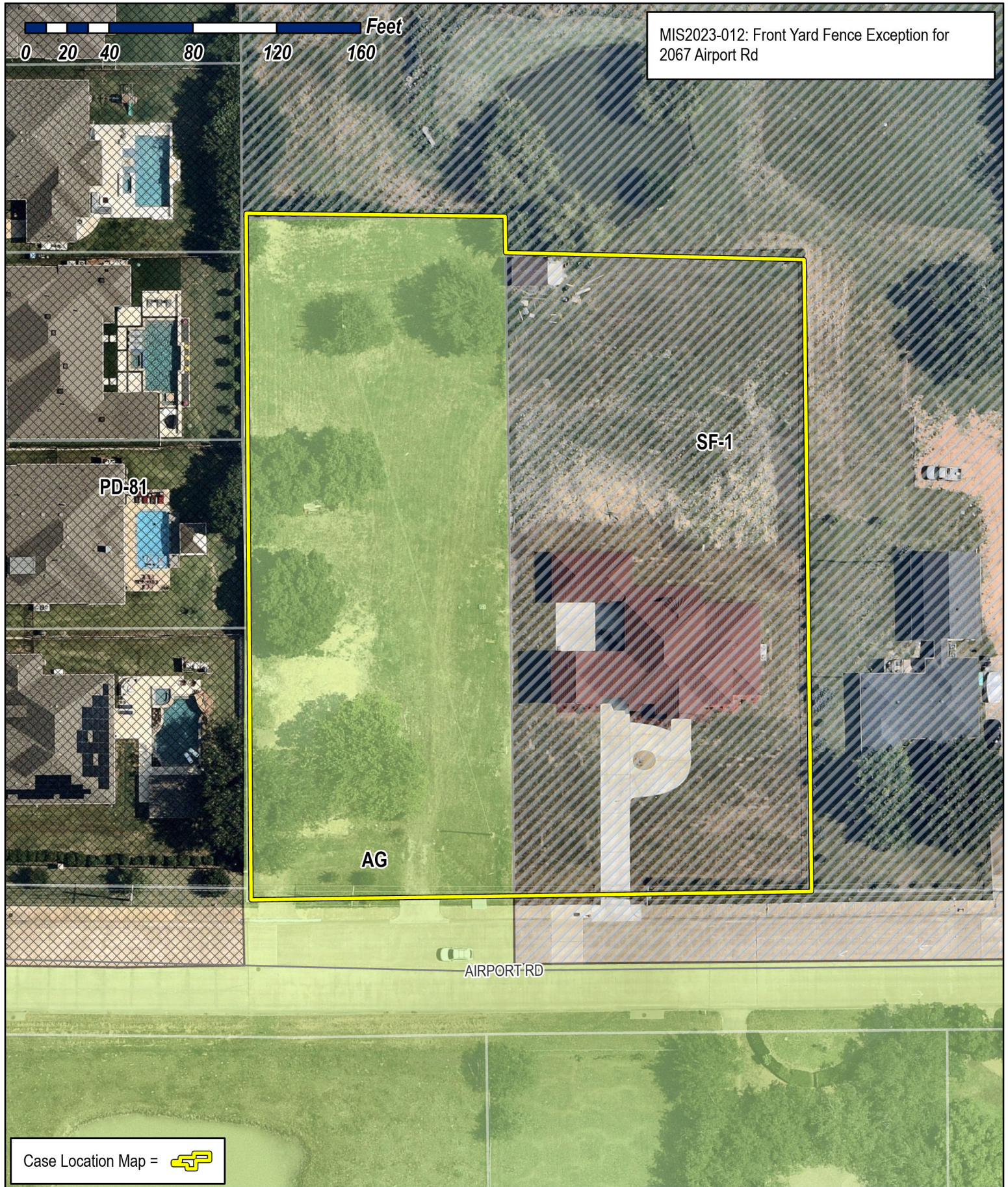
OWNER'S SIGNATURE Gerzim Daniel  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cheryl Hogan








MIS2023-012: Front Yard Fence Exception for 2067 Airport Rd



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.







Virtual Tour

1/28



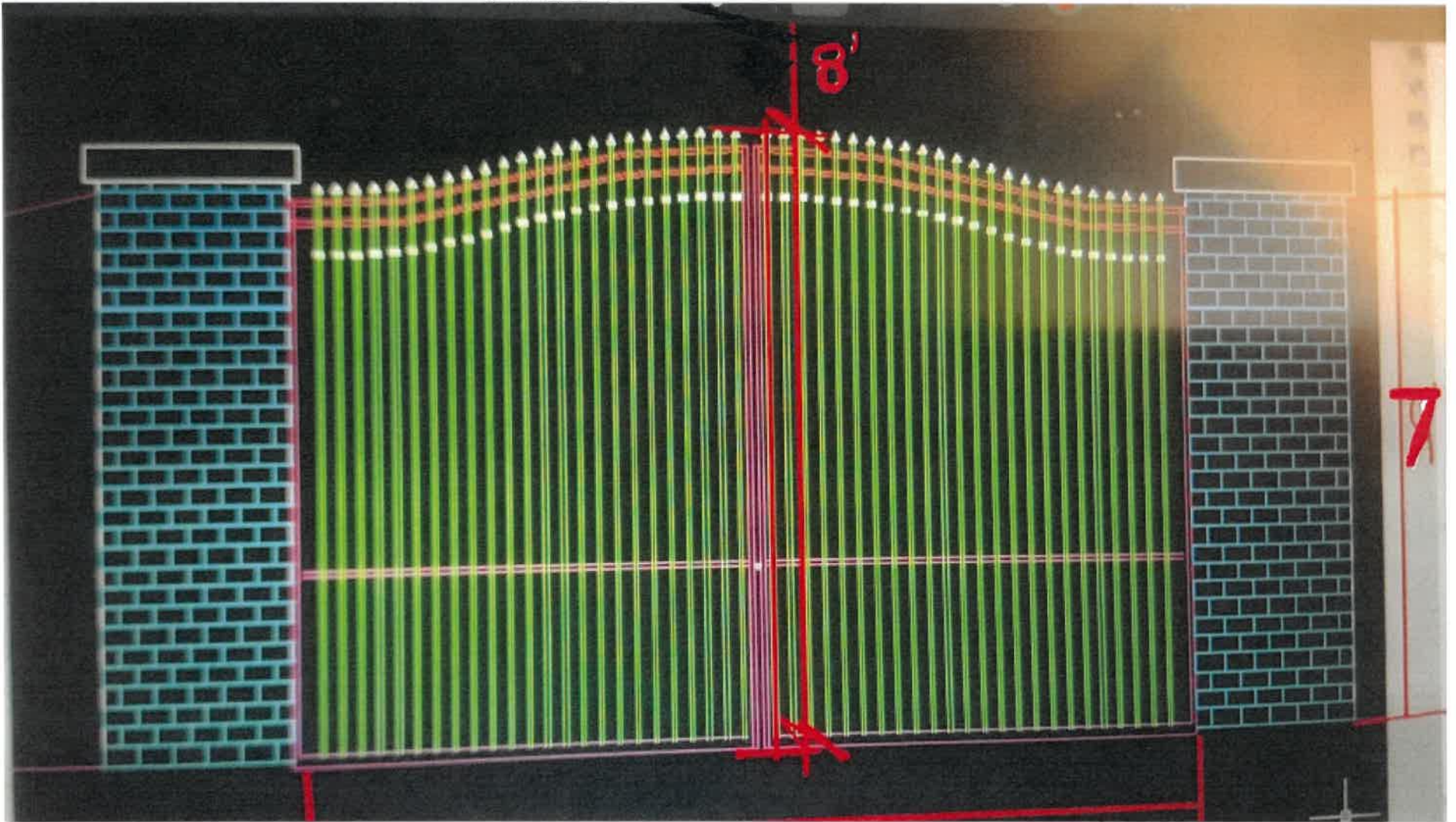














2065

2067

Fence

swing gate  
fence



6'

7'

8'

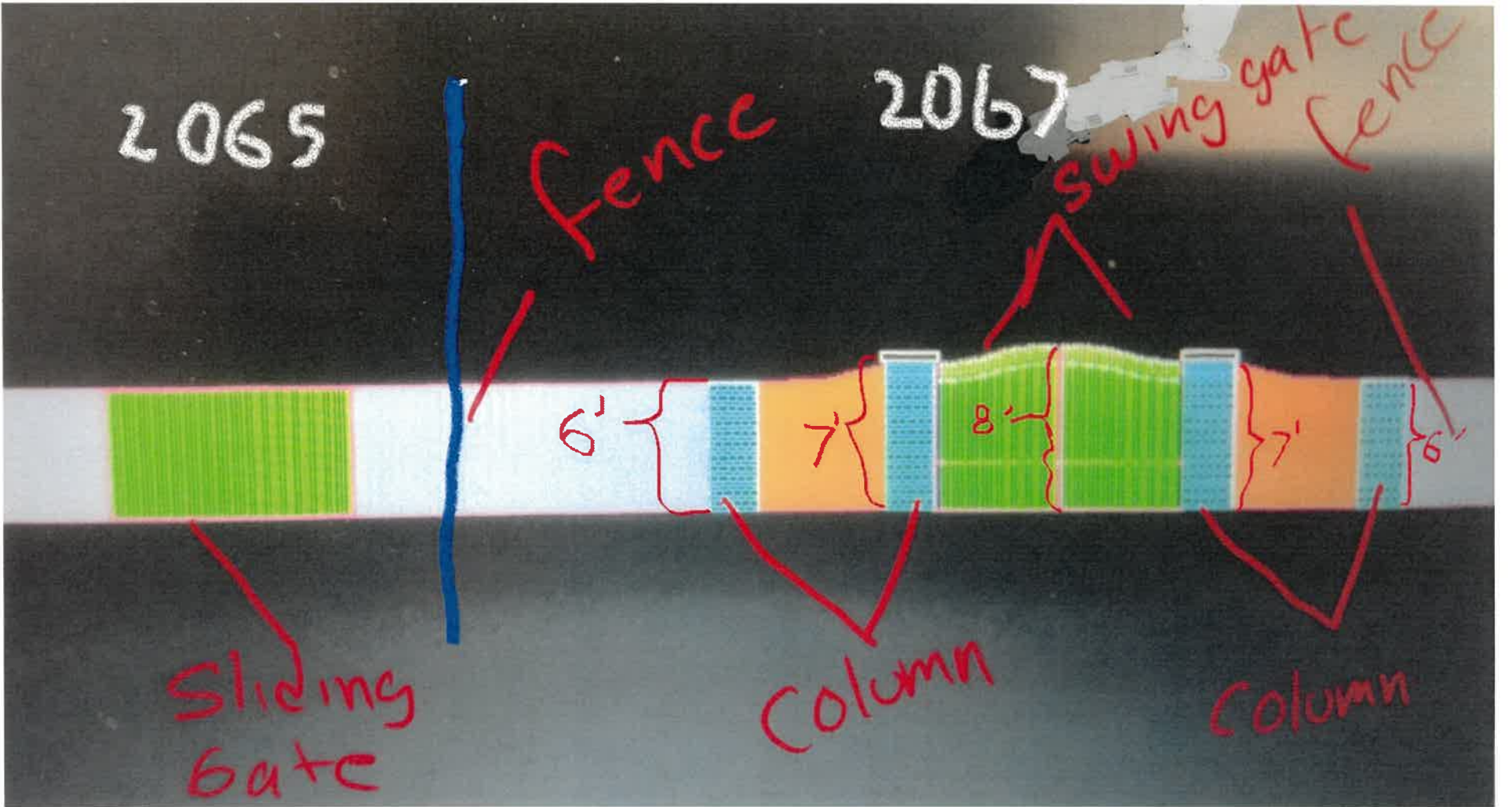
7'

6'

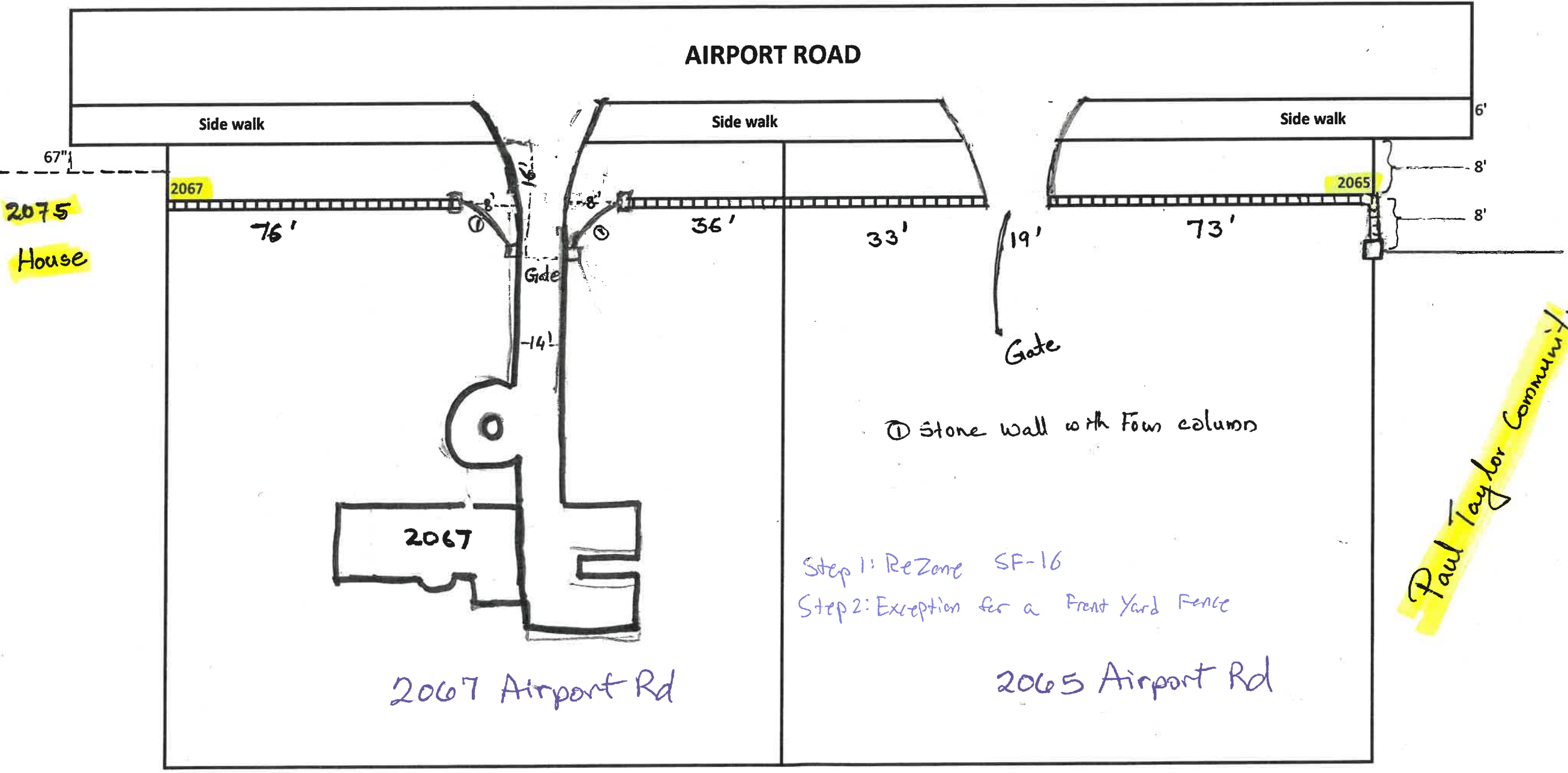
Sliding  
gate

Column

Column



AIRPORT ROAD



2075 House

① Stone wall with four columns

Step 1: ReZone SF-16  
Step 2: Exception for a Front Yard Fence

2067 Airport Rd

2065 Airport Rd

Paul Taylor Comment





# 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:** Angelica Guevara, *Planning Technician*

**DATE:** August 29, 2023

**SUBJECT:** MIS2023-012; *Exception for a Front Yard Fence for 2065 & 2067 Airport Road*

The applicant, Gerzim Daniel, is requesting the approval of an exception for a front yard fence. The subject property is located on a 1.93-acre parcel of land (*i.e. Tract 17 of the E. M. Elliot Survey, Abstract No. 77 and Lot 2, Block A, Epton Addition*) addressed as 2065 & 2067 Airport Road. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using wrought-iron, [2] be 72-inches in height, and [3] be 50.00% transparent. In addition, the applicant is also proposing to construct two (2), six (6) foot stone columns; two (2), seven (7) foot stone columns; and an eight (8) foot swing gate as part of the request [see *Figure 1*].

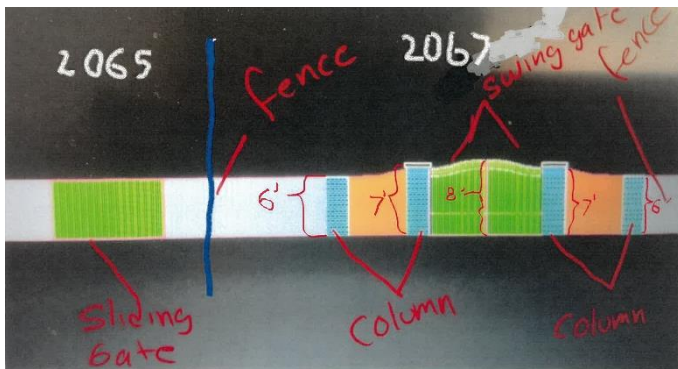


FIGURE 1: FENCE EXHIBIT

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 does not meet the requirements for a front yard fence. Specifically, the applicant is proposing a six (6) foot, wrought-iron fence with four (4) stone columns and an eight (8) foot swing gate.



FIGURE 2: EXAMPLES OF STONE COLUMNS



With this being said, staff should point out that there is an existing wrought iron fence surrounding the neighborhood adjacent to the subject property [*i.e. Ridgecrest Addition*]. While the proposed stone columns do not follow the 50% transparency requirement, the remainder of the proposed fence does not appear to be intended to enclose or impair visibility of the primary structure. Based on this, the proposed fence does not appear to have a negative impact on the adjacent properties, and would create a similar aesthetic to the existing subdivision fence for the Ridgecrest Subdivision. With this being said, any requests requiring an exception for a front yard fence is discretionary decision 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 29, 2023.



# PROJECT COMMENTS



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

DATE: 8/25/2023

PROJECT NUMBER: MIS2023-012  
PROJECT NAME: Front Yard Fence for 2067 Airport Road  
SITE ADDRESS/LOCATIONS: 2067 AIRPORT RD

CASE CAPTION: Discuss and consider a request by Gerzim Daniel for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence for a 1.93-acre parcel of land identified as Tract 17 of E. M. Elliot Survey, Abstract No. 77 and Lot 2, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2065 & 2067 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/25/2023	Approved w/ Comments
08/25/2023: There is a 10 foot wide utility easement inside the property along the ROW line. The fence may not be in or cross the easement. The fence must be a minimum of 10 feet away from the property line.			
BUILDING	Craig Foshee	08/23/2023	Approved w/ Comments
08/23/2023: Maximum height of a front wrought iron fence is 4 feet. So they will need both an approval for a front yard fence and and for the height if it exceeds 4 feet in any area.			
FIRE	Ariana Kistner	08/22/2023	Approved
No Comments			
GIS	Lance Singleton	08/21/2023	Approved
No Comments			
POLICE	Chris Cleveland	08/21/2023	Approved
No Comments			
PARKS	Travis Sales	08/21/2023	Approved
No Comments			
PLANNING	Angelica Guevara	08/23/2023	Approved w/ Comments
08/23/2023: MIS2023-012; Exception for Fence Placement at 2067 Airport Road			

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Gerzim Daniel for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence for a 1.93-acre parcel of land identified as Tract 17 of E. M. Elliot Survey, Abstract No. 77 and Lot 2, Block A, Epton Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 2065 & 2067 Airport Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

I.3 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 shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
- (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

I.4 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.5 In this case, the applicant is proposing a six (6) foot, wrought-iron fence that is 50.00% transparent. In addition, the applicant is also proposing to construct two (2), six (6) foot stone columns; to (2), seven (7) foot stone columns; and an eight (8) foot swing gate.

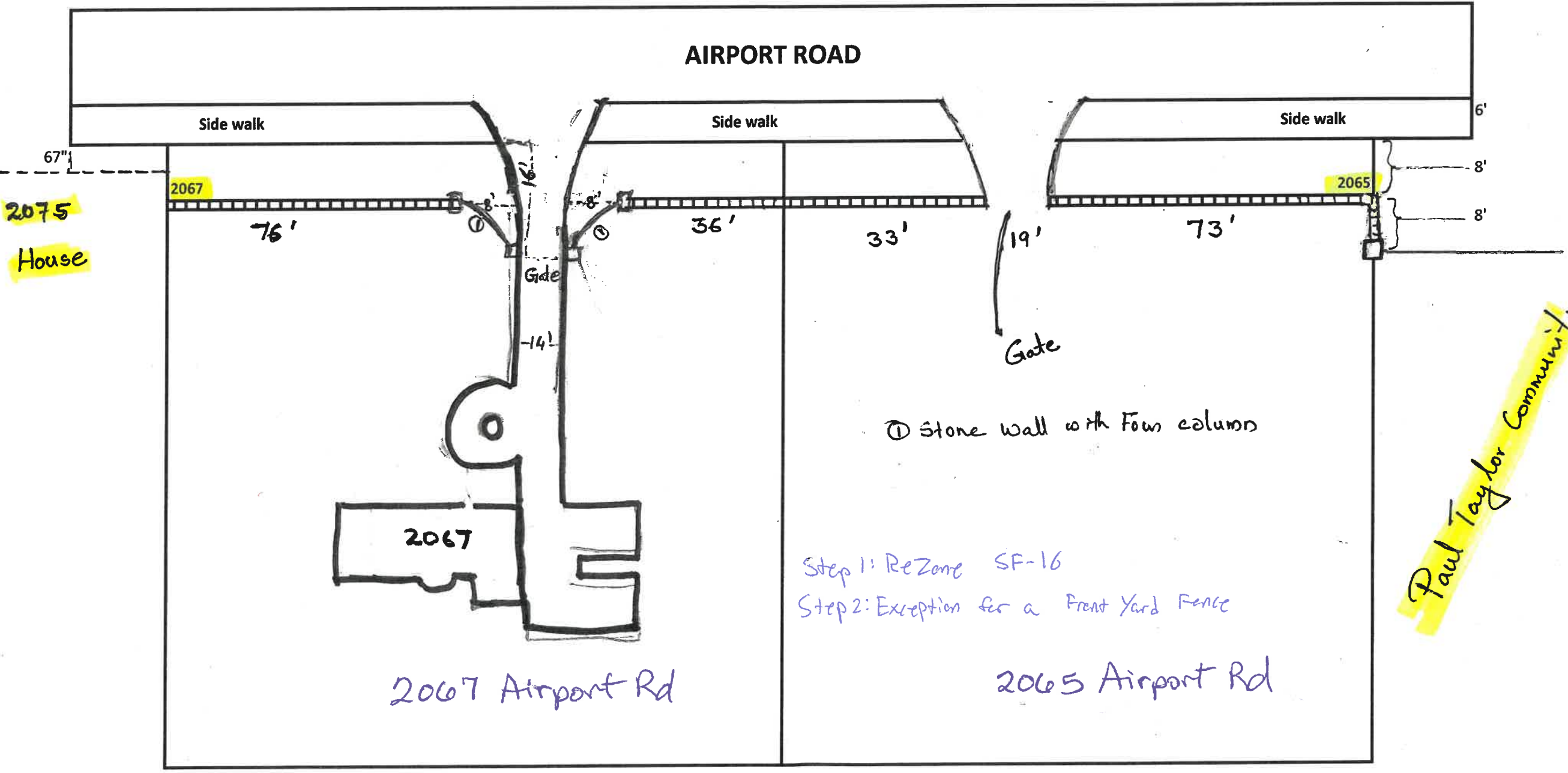
I.6 Please note the scheduled meeting for this case:

- 1) Planning & Zoning meeting will be held on August 29, 2023 at 6pm in the council chambers at City Hall.

I.7 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.



No Comments - MP



There is a 10 foot wide utility easement inside the property along the ROW line. The fence may not be in or cross the easement. The fence must be a minimum of 10 feet away from the property line.



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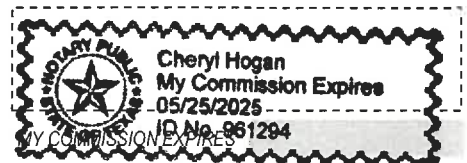
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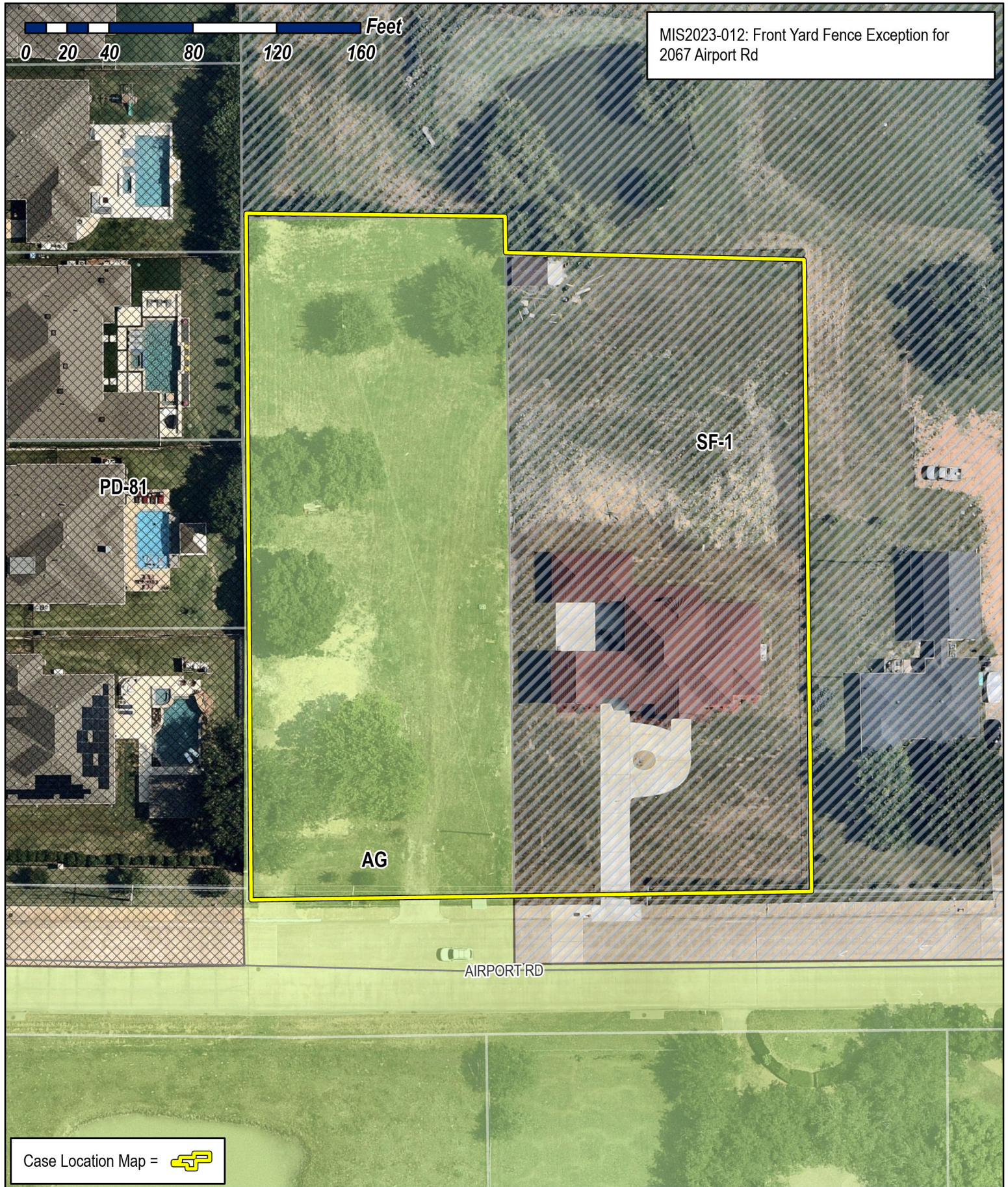
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MIS2023-012: Front Yard Fence Exception for 2067 Airport Rd



Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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Virtual Tour

1/28



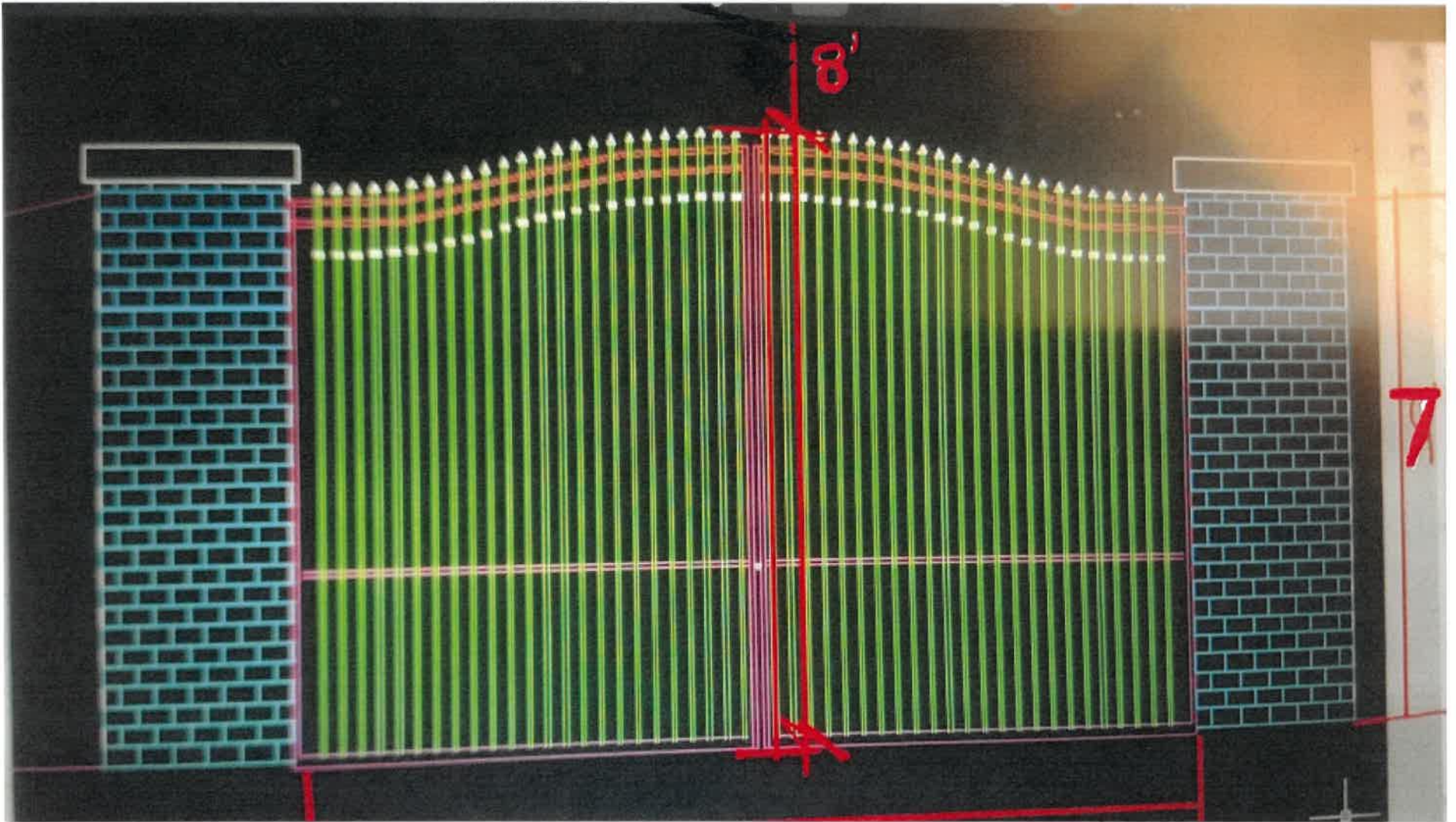














2065

2067

Fence

swing gate  
fence



6'

7'

8'

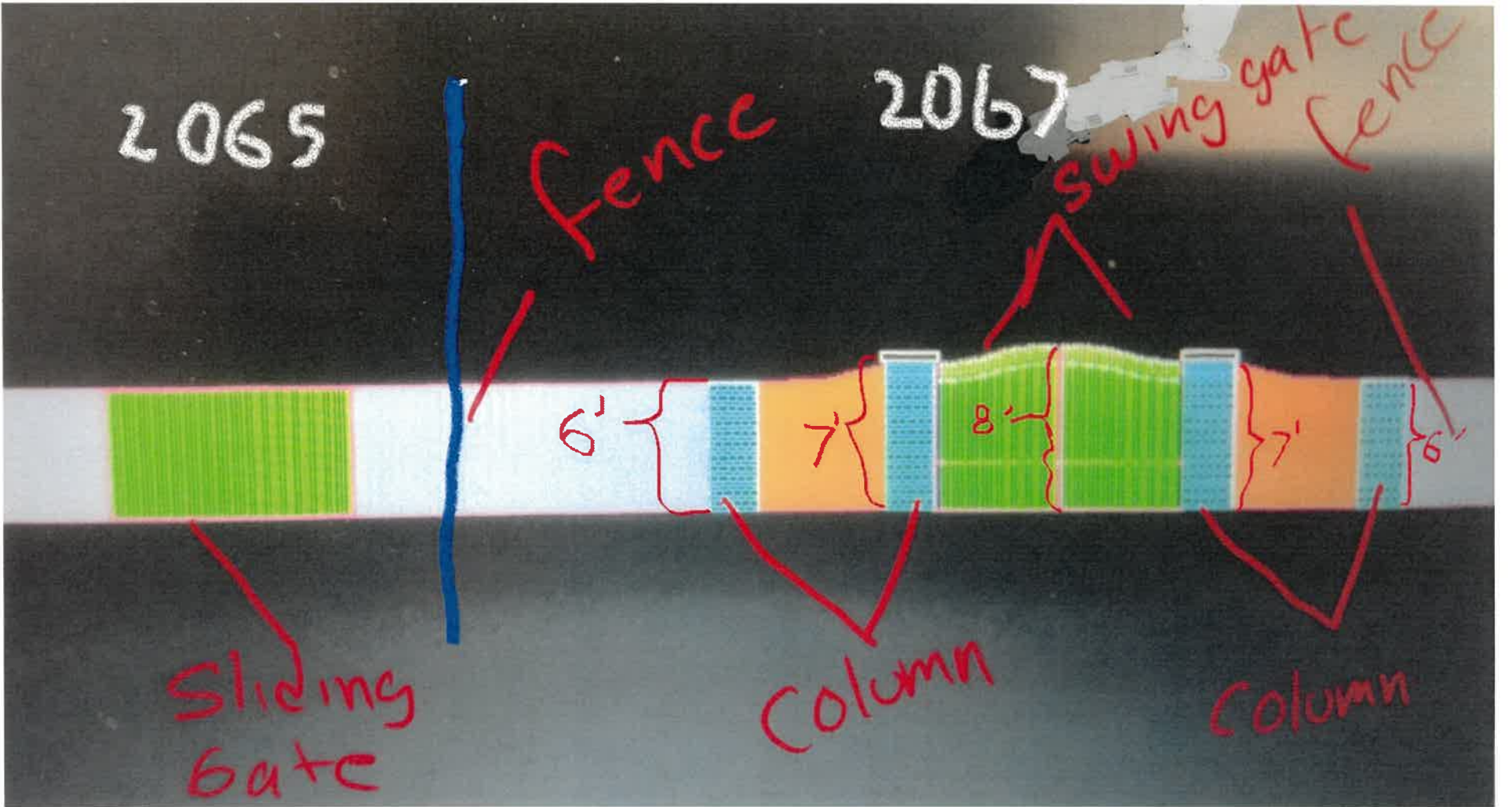
7'

6'

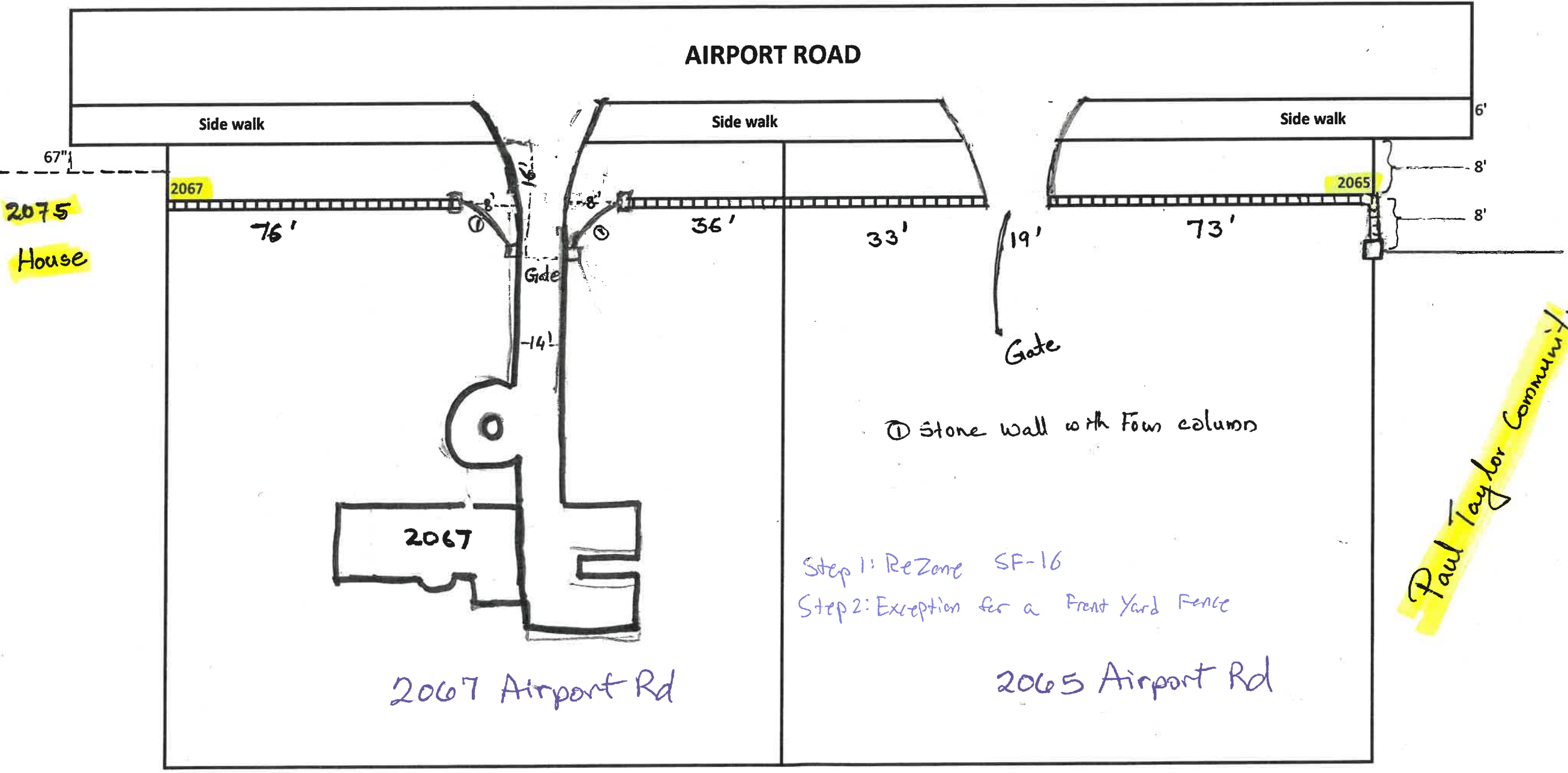
Sliding  
gate

Column

Column



AIRPORT ROAD



2075 House

2067

2065

2067

2067 Airport Rd

① Stone wall with four columns

Step 1: ReZone SF-16  
Step 2: Exception for a Front Yard Fence

2065 Airport Rd

Paul Taylor Comment





DATE: September 13, 2023

TO: Gerzim Daniel  
2067 Airport Road  
Rockwall, TX 75087

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

SUBJECT: MIS2023-012; *Exception for a Front Yard Fence for 2067 Airport Road*

Mr. Daniel:

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 29, 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 29, 2023, the Planning and Zoning Commission approved a motion to approve the exception by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department