



# 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. \_\_\_\_\_

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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]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

*3185 Ridge Rd*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

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

*Richard L. Stokes*

APPLICANT

*EVAN STOKET*

CONTACT PERSON

CONTACT PERSON

ADDRESS

*3185 Ridge Rd*

ADDRESS

*3185 Ridge Rd*

CITY, STATE & ZIP

*Rockwall TX 75087*

CITY, STATE & ZIP

*Rockwall TX 75032*

PHONE

*214-621-6069*

PHONE

*972-834-8004*

E-MAIL

*rich@stokedoutservices.com*

E-MAIL

*EVAN@stokedoutconstruction.com*

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Lee Stokes [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 \$ 20,000 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March 2024. 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."

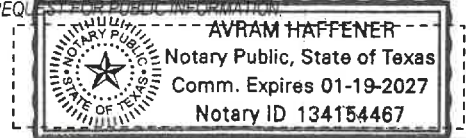
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF March 2024.

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES 01-19-2027











# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
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*EVAN STOKET*

CONTACT PERSON

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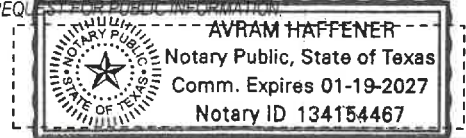
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OWNER'S SIGNATURE

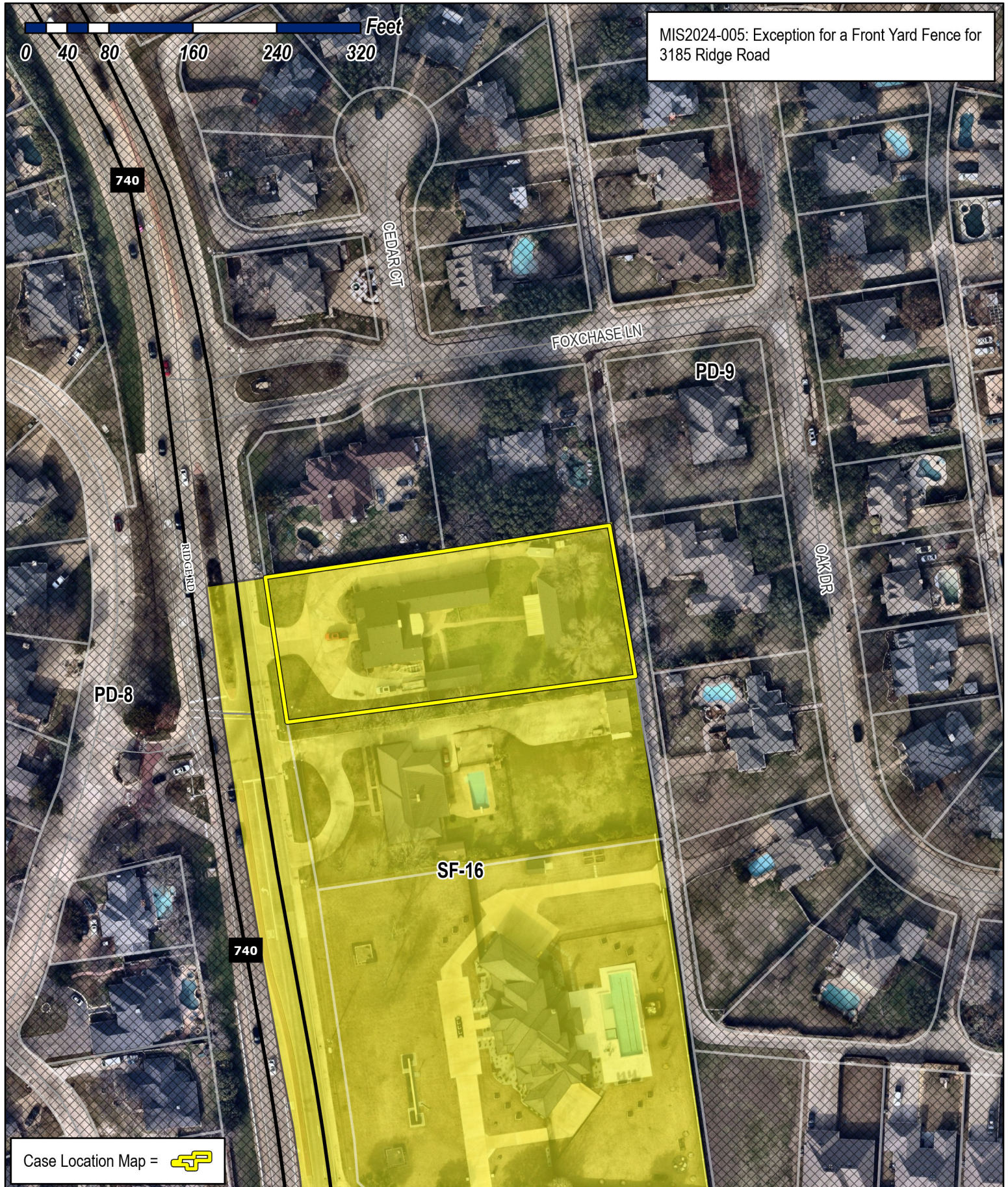
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*



MY COMMISSION EXPIRES 01-19-2027



MIS2024-005: Exception for a Front Yard Fence for 3185 Ridge Road

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.















# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

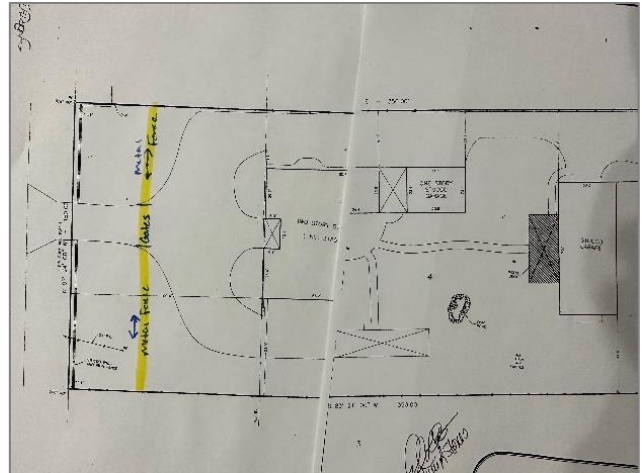
PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

**TO:** Planning and Zoning Commission  
**FROM:** Angelica Guevara, *Planning Technician*  
**DATE:** March 26, 2024  
**SUBJECT:** MIS2024-005; *Exception for a Front Yard Fence for 3185 Ridge Road*

The applicant, Evan Stokes, is requesting the approval of an exception for a front yard fence. The subject property is located on a 0.7976-acre parcel of land (*i.e. Lot 4, Block B, Highland Acres Addition*) and is addressed as 3185 Ridge Road. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using black steel, [2] be 48-inches in height, and [3] be oriented in a horizontal configuration (*see Figure 3 below*). In addition, the applicant is also proposing to add a double swing gate as part of the request (*see Figures 1 & 2*).

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 is within the height requirement and is not opaque; however, the fence does not appear to be 50.00% transparent.

When reviewing this case, staff should point out that there are other existing front yard fences along Ridge Road that are in a close proximity to the subject property. In addition, the property directly north of the subject property has a six (6) foot, non-transparent side yard fence that extends into the required front yard along Ridge Road. This fence was constructed under an older version of the Unified Development Code (UDC) and would not be considered to be conforming under the current code. Staff should also note that 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. 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 March 26, 2024.



**FIGURE 1:** PROPOSED FENCE LOCATION



**FIGURE 2:** EXAMPLE OF PROPOSED SWING GATES



**FIGURE 3:** EXAMPLE OF PROPOSED FENCE

# PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: MIS2024-005  
PROJECT NAME: Exception for a Front Yard Fence for 3185 Ridge Road  
SITE ADDRESS/LOCATIONS: 3185 RIDGE RD, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Evan Stokes on behalf of Richard Stokes for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing single-family home on a 0.7976-acre parcel of land identified as Lot 4, Block B, Highland Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the Scenic Overlay (SOV) District, addressed as 3185 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved
03/21/2024: TO MEET THE FRONT YARD FENCE STANDARDS OF THE UDC			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/20/2024	Approved w/ Comments
03/20/2024: MIS2024-005; Exception for a Front Yard Fence at 3185 Ridge Road			

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

I.1 This is a request approval of a Miscellaneous Case for an Exception for a Front Yard Fence in conjunction with an existing single-family home on a 0.7976-acre parcel of land identified as Lot 4, Block B, Highland Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the Scenic Overlay (SOV) District, addressed as 3185 Ridge 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) states:

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 four (4) foot, black, horizontal steel fence. In addition, the applicant is also proposing to add double swing gates on the subject property.

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

- 1) Planning & Zoning meeting will be held on March 26, 2024 at 6pm in the council chambers at City Hall.

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

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*EVAN STOKET*

CONTACT PERSON

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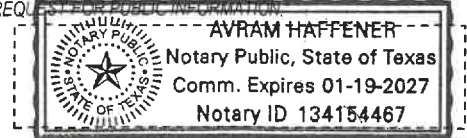
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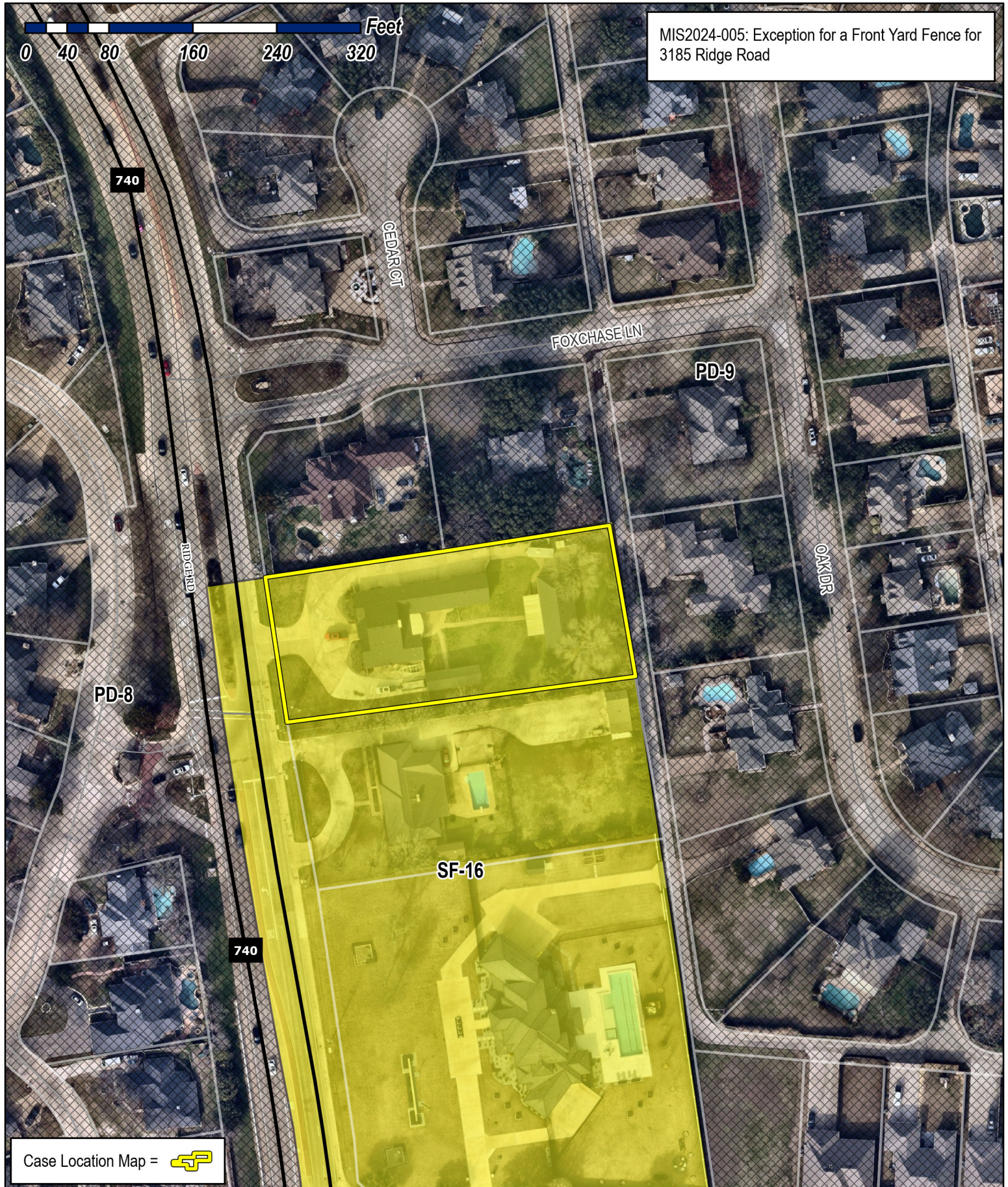
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MY COMMISSION EXPIRES 01-19-2027





MIS2024-005: Exception for a Front Yard Fence for 3185 Ridge Road

0 40 80 160 240 320 Feet

740

PD-8

PD-9

SF-16

740

Case Location Map = 



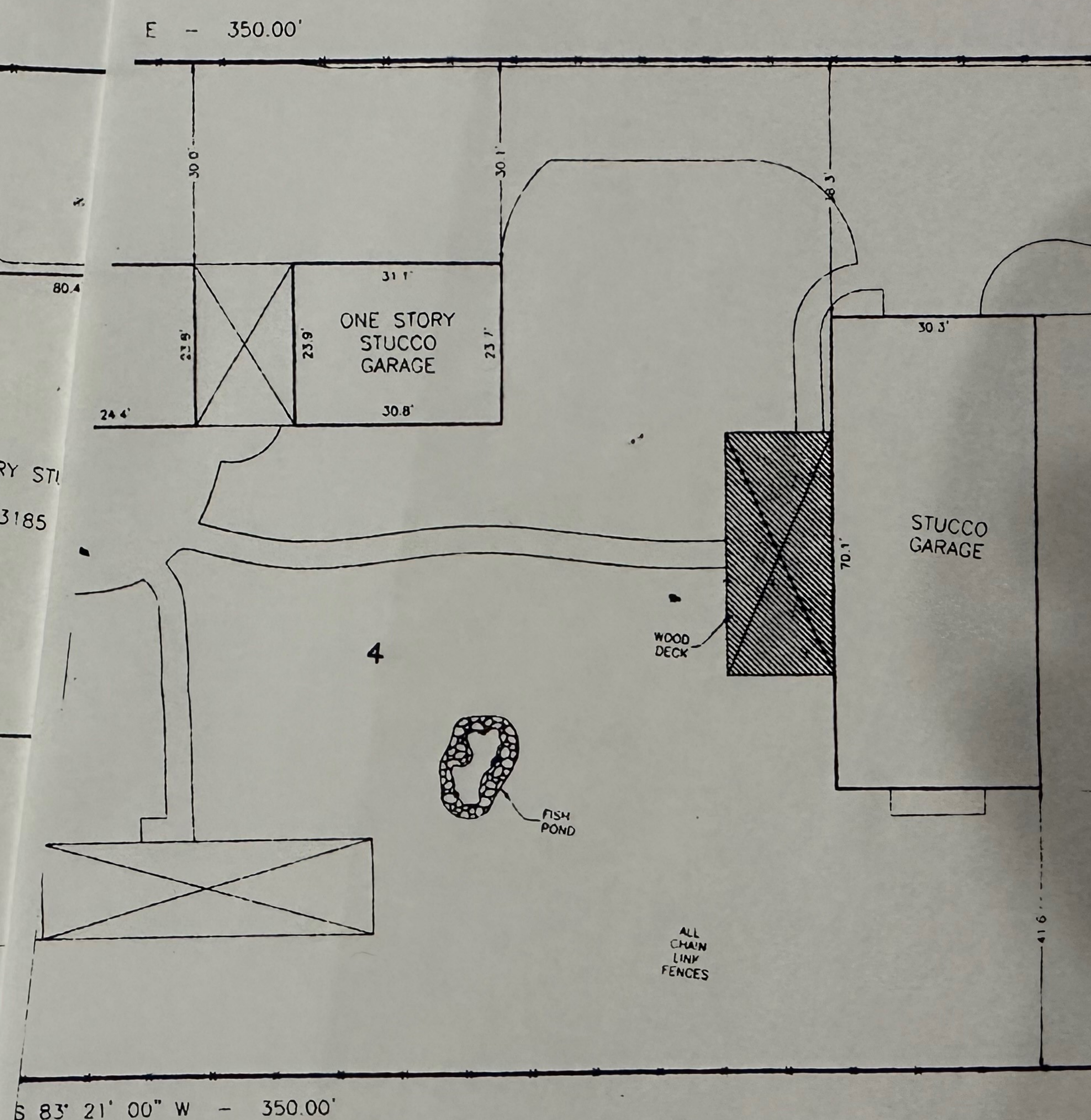
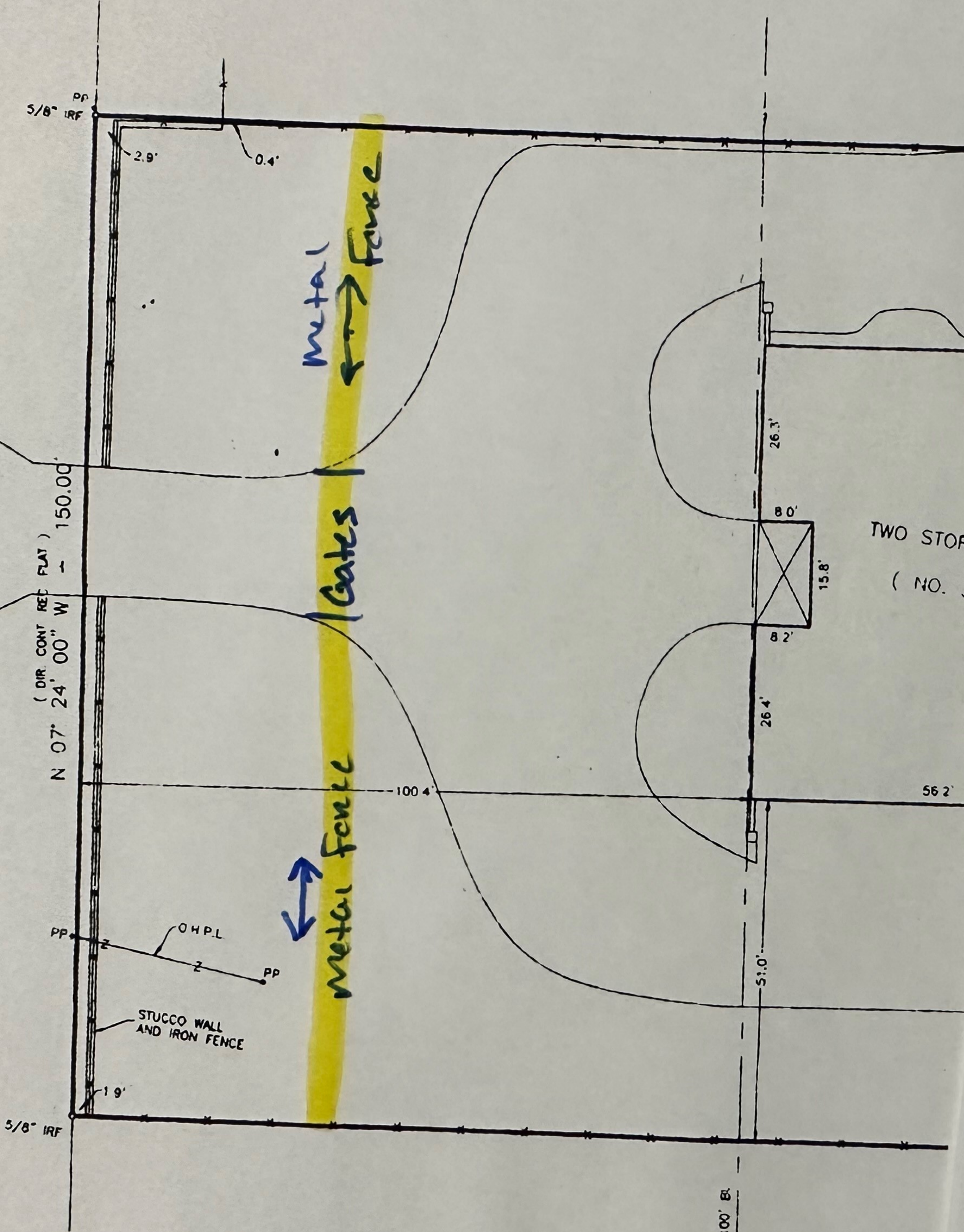
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NORTH



3  
*[Signature]*  
 Stones











DATE: March 28, 2024

TO: Evan Stokes  
3185 Ridge Road  
Rockwall, TX 75087

CC: Richard Stokes  
3185 Ridge Road  
Rockwall, TX 75032

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

SUBJECT: MIS2024-005; *Exception for a Front Yard Fence for 3185 Ridge Road*

Mr. Stokes:

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 March 26, 2024. 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 March 26, 2024, the Planning and Zoning Commission approved a motion to approve the *Exception* by a vote of 5-0, with Commissioners Odom and Conway absent.

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