



**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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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 205 Stonebridge Pk. Rockwall Tx 75087

SUBDIVISION: Stonebridge Meadows - Phase 3 LOT: 23 BLOCK: A

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]

<input type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	<u>RGL's Fence &amp; Deck LLC</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>Jarod Wicker</u>
ADDRESS	_____	ADDRESS	<u>P.O. Box 1165</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Royse City Tx 75189</u>
PHONE	_____	PHONE	<u>(972) 400-1195</u>
E-MAIL	_____	E-MAIL	<u>RGC0#@yahoo.com</u>

### NOTARY VERIFICATION [REQUIRED]

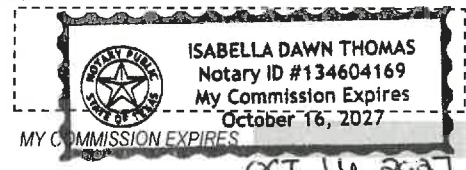
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAROD WICKER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 14<sup>th</sup> DAY OF MAY 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 14<sup>th</sup> DAY OF MAY, 2024.

OWNER'S SIGNATURE: [Signature]

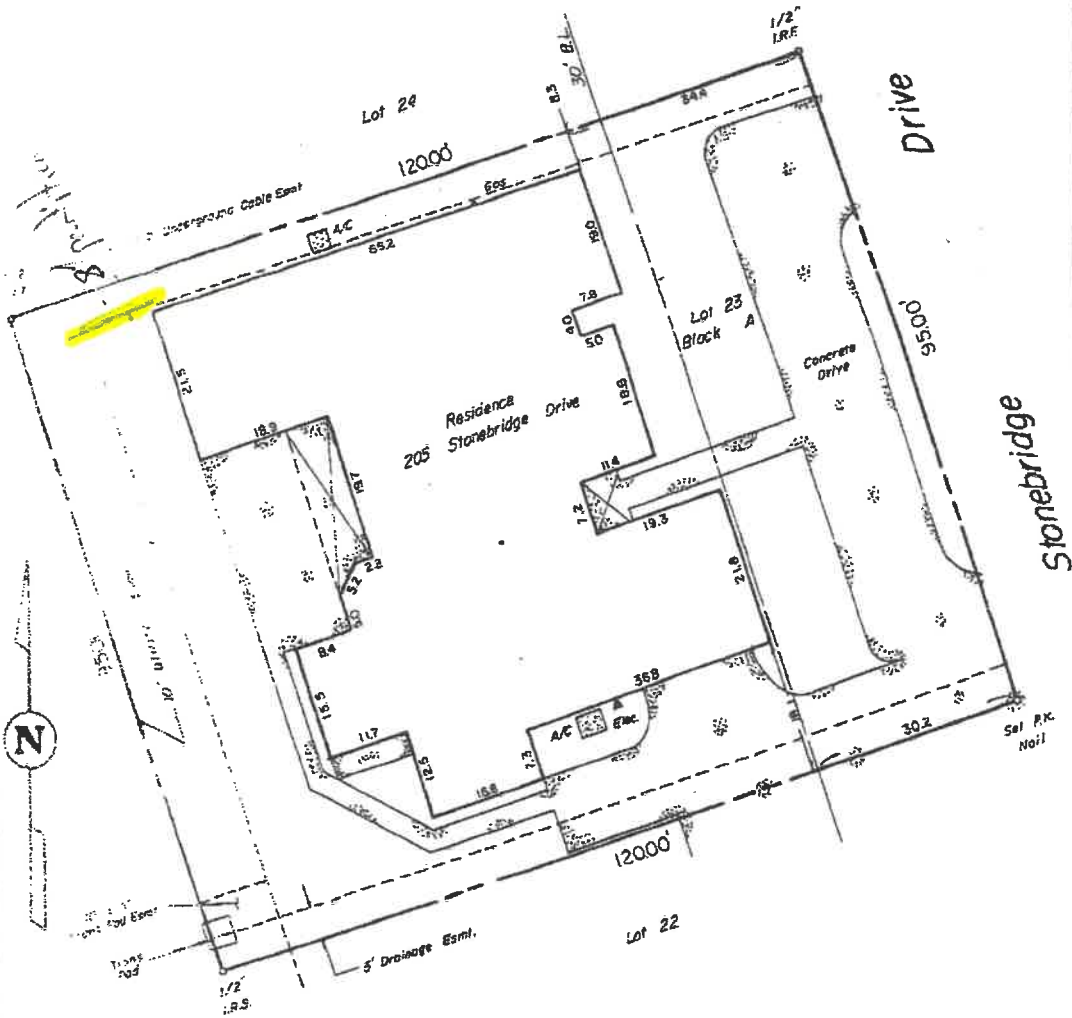
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



**LEGAL DESCRIPTION**

Being Lot 23, Block A, of Revised Final Plat of Stonebridge Meadows, Phase Five, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in State A, Page 388, Plat Records, Rockwall County, Texas.

NOTE: According to current flood maps, Community Panel No. 4805470005B, dated July 15, 1980, this lot lies in Zone C. This lot does not lie within a 100-year flood plain.



I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon is a true, correct and accurate representation of the property as determined by survey performed on the ground, the lines and dimensions of said property being indicated by plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the above plat.

*Todd B. Turner*  
Todd B. Turner  
R.P.L.S. No. 4859

SCALE 1"=30' DATE 1-21-92  
JOB NO. 920430

**STOVALL & ASSOCIATES, INC** SURVEYORS





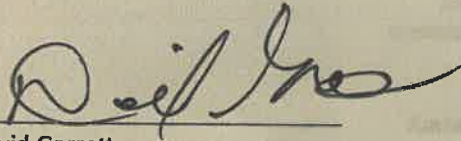
14 April 2024

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We have discussed the installation of the partition fence with our neighbors and they have approved.

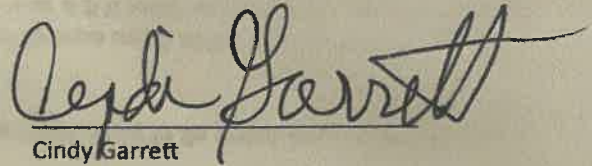
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David Garrett

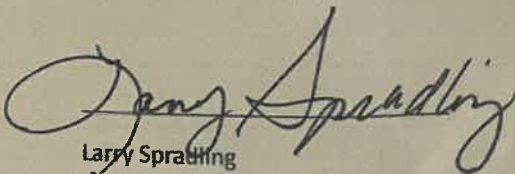
203 Stonebridge Drive  
Rockwall, Texas 75087



Cindy Garrett

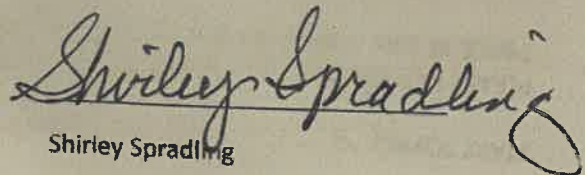
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Your approval would be very much appreciated.



Larry Spradling

205 Stonebridge Drive  
Rockwall, Texas 75087



Shirley Spradling

205 Stonebridge Drive  
Rockwall, Texas 75087

May 08, 2024

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Your approval will be much appreciated.

Thank you for your time.

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Larry and Shirley Spradling

205 Stonebridge Dr.

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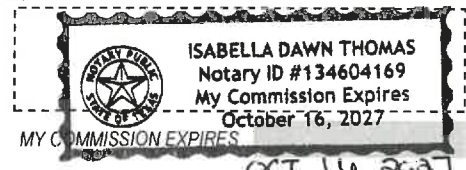
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MIS2024-009: Exception for a Fence at 205 Stonebridge Drive

0 15 30 60 90 120 Feet

SF-10

STONERIDGE DR

AG

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.



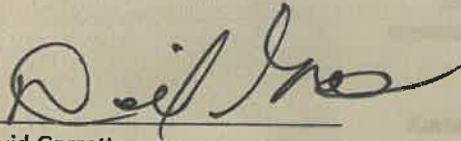
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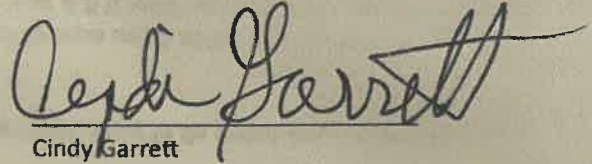
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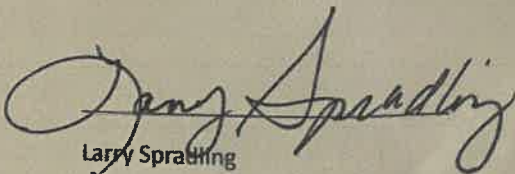


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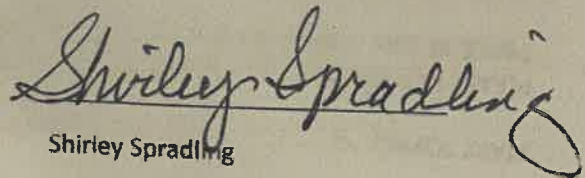
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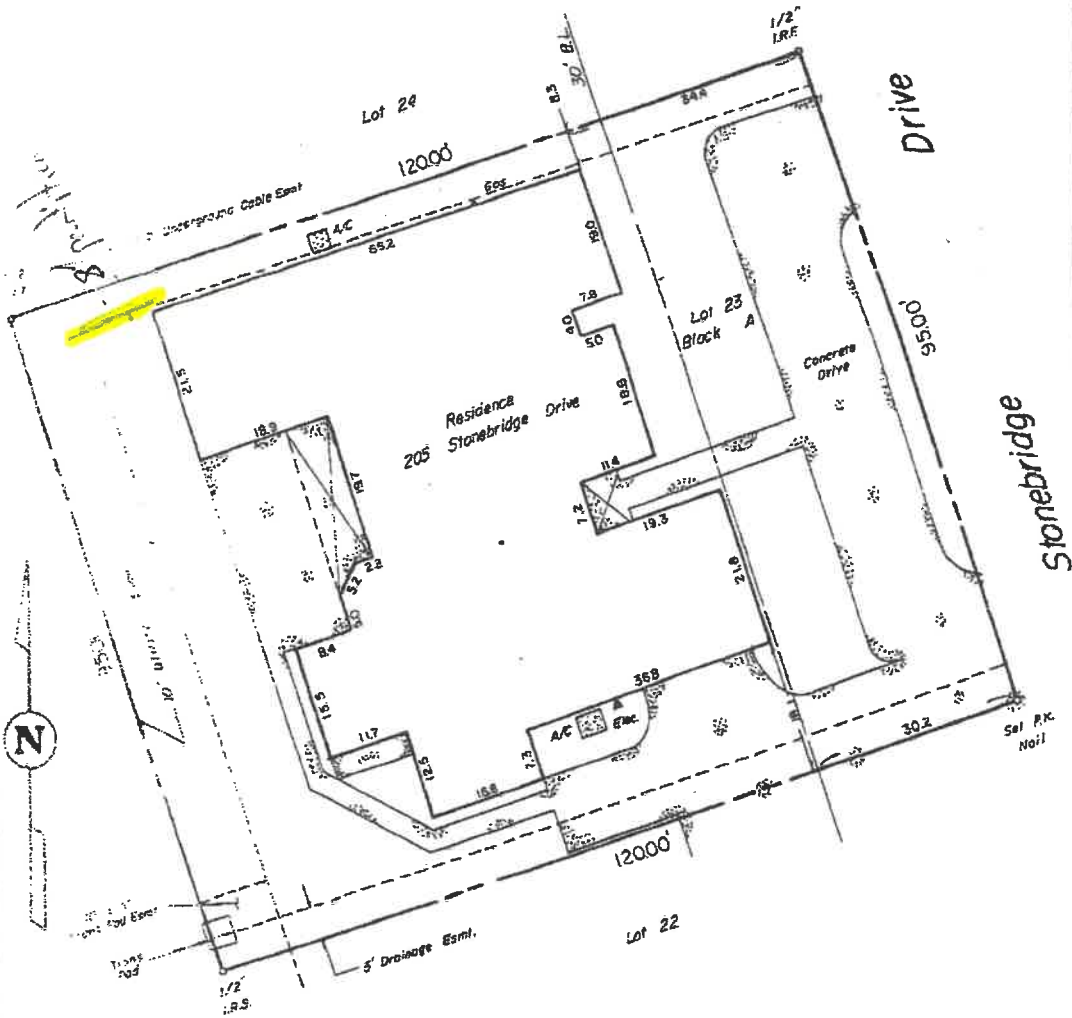




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*Todd B. Turner*  
Todd B. Turner  
R.P.L.S. No. 4859

SCALE 1"=30' DATE 1-21-92  
JOB NO. 920430

**STOVALL & ASSOCIATES, INC** SURVEYORS



# 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:** Bethany Ross, *Planner*

**DATE:** May 28, 2024

**SUBJECT:** MIS2024-009; *Exception to the Fence Material Standards for 205 Stonebridge Drive*

---

The applicant, Jarod Wicker, is requesting the approval of an exception to the residential fence material standards for 205 Stonebridge Drive. The subject property is located on a 0.2620-acre parcel of land (*i.e. Lot 23, Block A, Stonebridge Meadows Addition*), zoned Single-Family 10 (SF-10) District. In this case, the applicant is requesting to allow a six (6) foot vinyl fence with a one (1) foot lattice along the north property line, extending 18-feet in length in the backyard, for the purpose of screening the neighbor's hot tub and providing privacy for both properties.

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 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, “(u)nless otherwise provided for in this section (*i.e. Section 08, Fence Standards*), the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ...” Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that “(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness...”. This section goes on to state that “(t)he Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. vinyl or split rail fencing*) and/or alternative fence standards on a case-by-case basis...”



**FIGURE 1:** PROPOSED VINYL FENCE

The applicant's letter and exhibits indicate the proposed fence is a six (6) foot vinyl fence with a one (1) foot lattice will be constructed along the north property line in the rear yard, and will generally match image shown in Figure 1.

Based on the UDC requirements, all solid fencing is required to be cedar, but the Planning and Zoning Commission may consider vinyl fencing on a case-by-case basis. The proposed vinyl fence *does not* appear to negatively impact adjacent properties, and according to the applicant's letter, his neighbors support the request. This request is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions regarding the applicant's request, staff will be available at the meeting on May 28, 2024.



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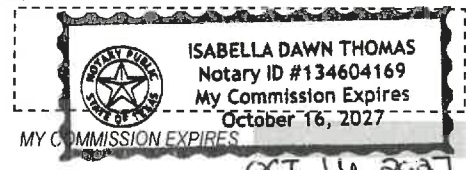
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAROD WICKER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 14<sup>th</sup> DAY OF MAY 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 14<sup>th</sup> DAY OF MAY, 2024.

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]







MIS2024-009: Exception for a Fence at 205 Stonebridge Drive



Case Location Map = 



# City of Rockwall

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

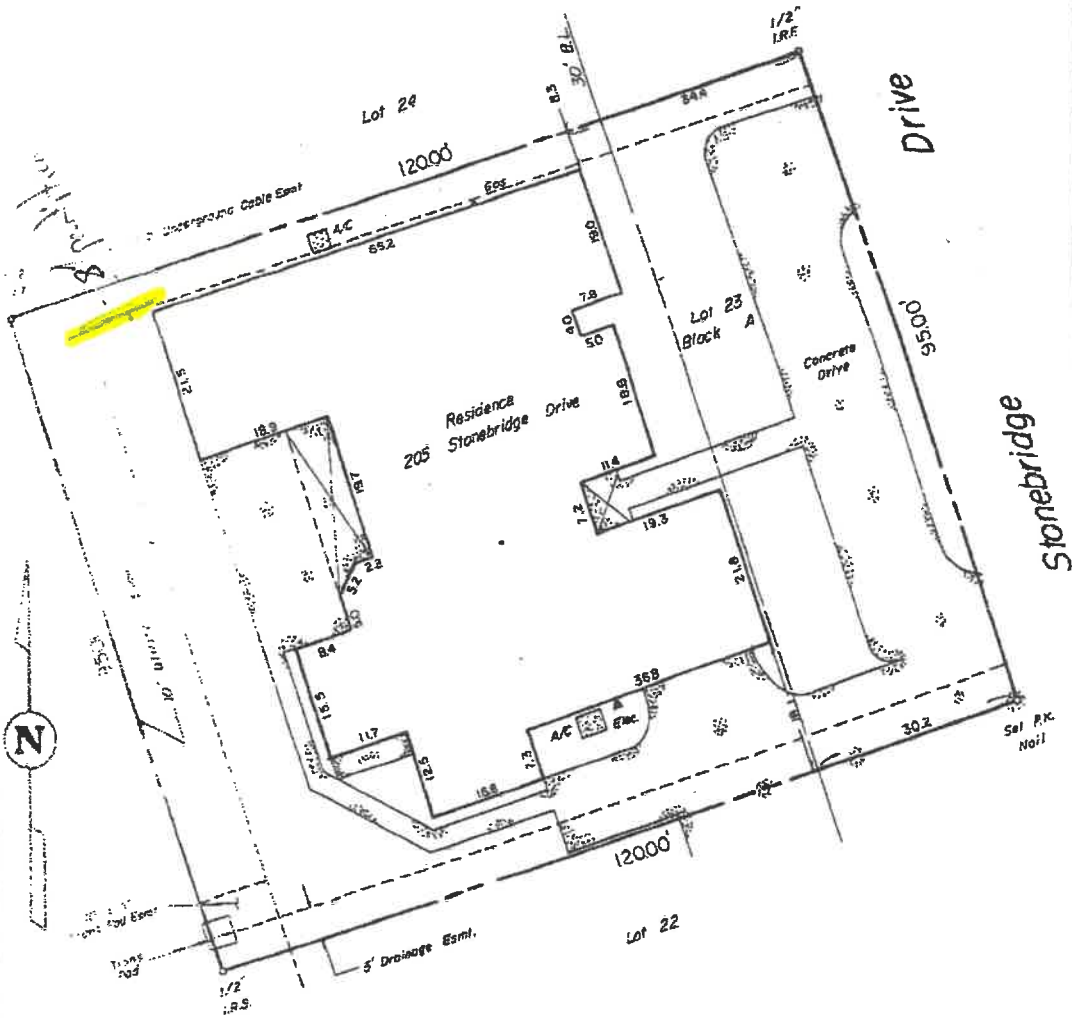
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**LEGAL DESCRIPTION**

Being Lot 23, Block A, of Revised Final Plat of Stonebridge Meadows, Phase Five, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in State A, Page 388, Plat Records, Rockwall County, Texas.

NOTE: According to current flood maps, Community Panel No. 4805470005B, dated July 15, 1980, this lot lies in Zone C. This lot does not lie within a 100-year flood plain.



I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon is a true, correct and accurate representation of the property as determined by survey performed on the ground, the lines and dimensions of said property being indicated by plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the above plat.

*Todd B. Turner*  
Todd B. Turner  
R.P.L.S. No. 4859

SCALE 1"=30' DATE 1-21-92  
JOB NO. 920430

**STOVALL & ASSOCIATES, INC** SURVEYORS





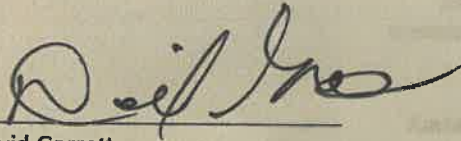
14 April 2024

Larry and Shirley Spradling at 205 Stonebridge Drive, Rockwall, Texas request the Board's approval to have a White Vinyl Fence 6' with 1' lattice work top X 18' installed along the back side of our residence.

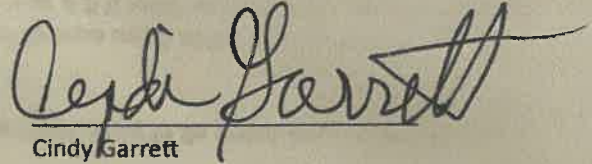
We have discussed the installation of the partition fence with our neighbors and they have approved.

+++++

We are the neighbors along back side of Larry and Shirley Spradling at 205 Stonebridge Drive, Rockwall, Texas 75087, and we approve the requested fence.



David Garrett

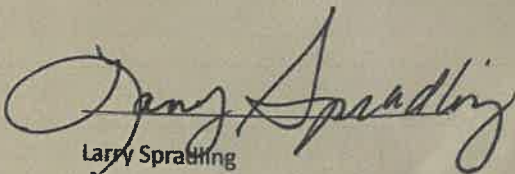


Cindy Garrett

203 Stonebridge Drive  
Rockwall, Texas 75087

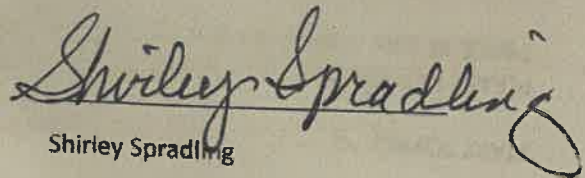
203 Stonebridge Drive  
Rockwall, Texas 75087

Your approval would be very much appreciated.



Larry Spradling

205 Stonebridge Drive  
Rockwall, Texas 75087



Shirley Spradling

205 Stonebridge Drive  
Rockwall, Texas 75087

May 08, 2024

The reason for our request to install a white vinyl fence along side of our residence at 205 Stonebridge Dr., Rockwall, Texas:

1. It will match the other side of our yard.
2. Hides our neighbor's new deck. They also have a new hot tub in the deck.
3. It will hide all of their items they have around their deck.
4. Will be more private for them and us.

Your approval will be much appreciated.

Thank you for your time.

A handwritten signature in cursive script, appearing to read "Larry and Shirley Spradling". The signature is written in dark ink on a light-colored background.

Larry and Shirley Spradling

205 Stonebridge Dr.

Rockwall, TX 75087



May 29, 2024

TO: Jarod Wicker  
P.O. Box 1165  
Royse City, Texas 75189

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

SUBJECT: MIS2024-009; *Exception to the Landscape and Fencing Requirements*

Jarod:

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 May 28, 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 May 28, 2024, the Planning and Zoning Commission approved a motion to approve the *Exception* by a vote of 4-0, with Commissioners Hustings and Womble absent.

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

Sincerely,

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