



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]:

Plotting 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
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- Plat Reinstatement Request (\$100.00)

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Zoning Application Fees:

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Other Application Fees:

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- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address: 214 Lakeview Dr Rockwall 75087

Subdivision: Lakeridge Park Lot: 5 Block: A

General Location: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: SF2 Current Use: A1

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]

<input checked="" type="checkbox"/> Owner	<u>Donyelle Fenton</u>	<input type="checkbox"/> Applicant	_____
Contact Person	<u>same</u>	Contact Person	_____
Address	<u>214 Lakeview Dr</u>	Address	_____
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	_____
Phone	<u>972 896 7158</u>	Phone	_____
E-Mail	<u>donyelle.f@aol.com</u>	E-Mail	_____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Donyelle Fenton [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 \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of November, 20 24. 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."

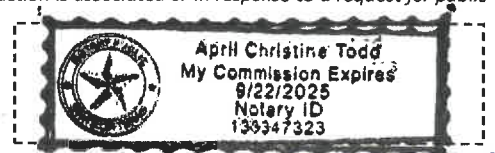
Given under my hand and seal of office on this the 11 day of November, 20 24.

Owner's Signature

[Signature]

Notary Public in and for the State of Texas

April C Todd



My Commission Expires

9.22.2025

Donyelle Fenton
972-896-7158
214 Lakeview Dr
Rockwall, TX 75087

Nov 7th, 2024

Re: Fence/Other Structure replacement - Permits

Dear Sir or Madam,

I am requesting an exception to obtain permits to replace my current wood picket fence with wood posts and repair/replacement of my other structure (arbor).

My property has a view of the lake and I'd prefer not to obstruct that view with a privacy fence and I personally don't like the aesthetic look of wrought iron fencing for my property. I currently have a pine wood picket fence in the backyard and other arbor like structure that. They are both in need of repair/replacement. We will be updating to cedar wood.

Appreciate your consideration.

Regards,
Donyelle Fenton
donyellef@aol.com





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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Contact Person	<u>same</u>	Contact Person	_____
Address	<u>214 Lakeview Dr</u>	Address	_____
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	_____
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E-Mail	<u>donyelle.f@aol.com</u>	E-Mail	_____

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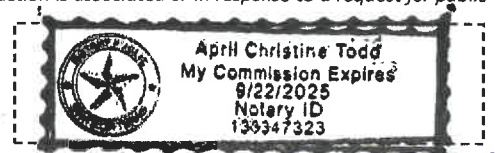
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Owner's Signature

[Signature]

Notary Public in and for the State of Texas

April C Todd



My Commission Expires

9.22.2025

0 15 30 60 90 120 Feet

MIS2024-019: Exception to the Fence Standards at 214 Lakeview Drive



SF-10

LAKEVIEW DR

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.



Donyelle Fenton
972-896-7158
214 Lakeview Dr
Rockwall, TX 75087

Nov 7th, 2024

Re: Fence/Other Structure replacement - Permits

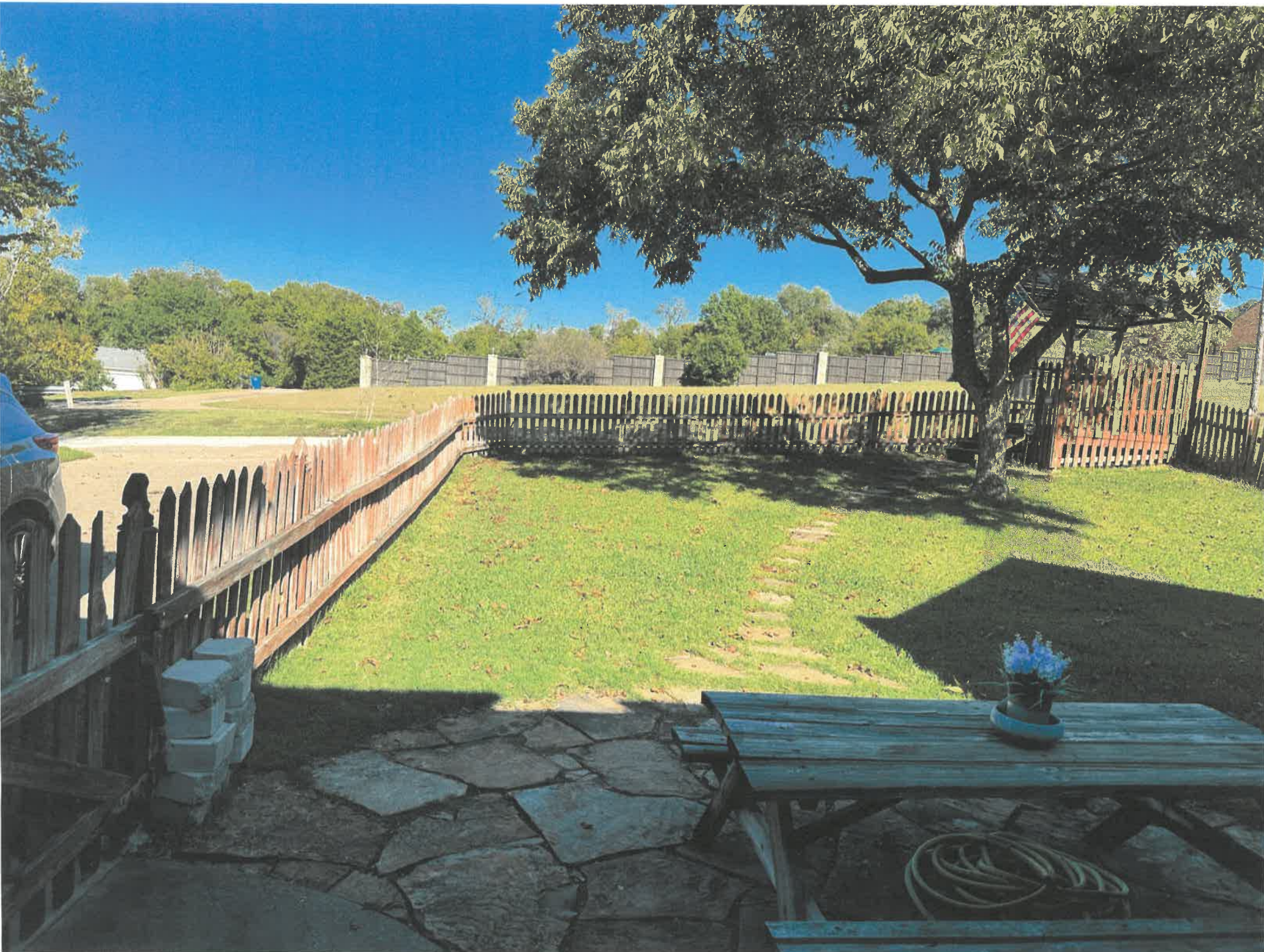
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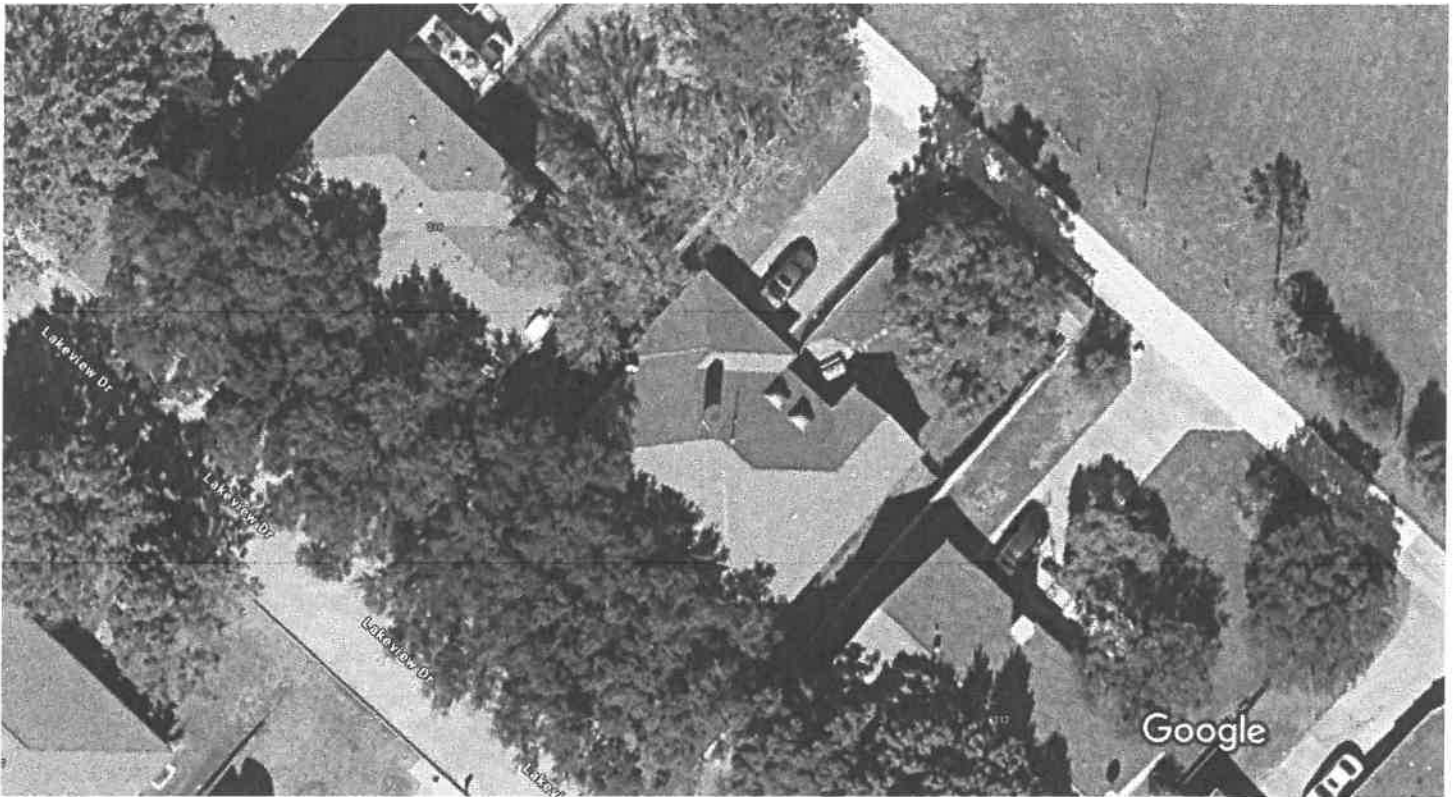
Appreciate your consideration.

Regards,
Donyelle Fenton
donyellef@aol.com



Google Maps

214 Lakeview Dr



Map data ©2024 , Map data ©2024 Google 20 ft

214 Lakeview Dr

Building



Directions



Save



Nearby



Send to
phone



Share



214 Lakeview Dr, Rockwall, TX 75087

Google Maps

214 Lakeview Dr



Map data ©2024 , Map data ©2024 Google 20 ft

214 Lakeview Dr

Building



Directions



Save



Nearby



Send to
phone



Share



214 Lakeview Dr, Rockwall, TX 75087



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: November 26, 2024

SUBJECT: MIS2024-019; *Exception to the Fence Material Standards for 214 Lakeview Drive*

The applicant, Donyelle Fenton, is requesting the approval of an *Exception* to the *Fence Standards* to allow the construction of a fence on the subject property. The subject property is located on a 0.239-acre parcel of land (*i.e. Lot 5, Block A, Lakeridge Park Addition*) and is addressed as 214 Lakeview Drive. In this case, the applicant is requesting to repair and replace the existing wood picket fence and wooden posts with the same building materials. Based on the applicant's letter, they are requesting a wood picket fence in order to maintain an unobstructed view from their back yard as shown in *Figure 1*.



FIGURE 1: EXISTING WOOD PICKET FENCE AND VIEW FROM YARD

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 new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height..” In addition, Subsection 08.03 (B) *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that, “all fences being proposed in established residential areas...shall be architecturally compatible with the design, materials, and colors of the existing fences in the area.”

In accordance with the UDC requirements outlined above, a wood picket fence is an allowable fence material for the subject property; however, as the property is located within an established residential area, it is subject to the *Transparent Fencing* standards, which mandate the use of a wrought iron fence. In addition, wood fence posts would not be permitted by the fence standards. Furthermore, staff reviewed the surrounding properties along Lakeview Drive and found that the majority of homes either feature a wrought iron fence or have no fence at all, making the applicant's request inconsistent with the fencing conditions in the area.

With all of this being said, the approval of an exception is a 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 November 26, 2024.

PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: MIS2024-019
 PROJECT NAME: Variance Request for 214 Lakeview Drive
 SITE ADDRESS/LOCATIONS: 214 LAKEVIEW DR

CASE CAPTION: Discuss and consider a request by Donyelle Fenton for the approval of a Miscellaneous Case for an Exception to the Fence Standards to allow the construction of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 214 Lakeview Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved w/ Comments

11/19/2024: FYI - Fence may not be installed within any existing easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved w/ Comments

11/20/2024: If approved, a separate building permit will be required

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/21/2024	Approved w/ Comments

11/21/2024: MIS2024-019; Exception to the Fence Standards for 214 Lakeview Drive

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 to the Fence Standards to allow the construction of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 214 Lakeview Drive.

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.

I.3 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.4 According to Subsection 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “Unless 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:

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I.5 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “Transparent Fencing. (a) Wrought Iron Fences. All new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.”

I.6 Subsection 08.03(B)(3), Special Exceptions, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, “the Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 08.02(B), and/or alternative fence standards on a case-by-case basis.”

I.7 In this case, the applicant is requesting to repair and replace the four (4) foot, wood picket fence and wooden posts. While wood picket fences are a permitted fencing material, wooden posts are not permitted per the UDC standards. In addition, the subject property is subject to the Transparent Fencing standards which requires a wrought iron fence on the subject property.

I.8 Please note the scheduled meeting for this case:

(1) Planning & Zoning meeting will be held on November 26, 2024 at 6:00 PM in the City Hall Council Chambers.

I.9 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

PLANNING & ZONING CASE NO. _____

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PROPERTY INFORMATION [PLEASE PRINT]

Address

214 Lakeview Dr Rockwall 75087

Subdivision

Lakeridge Park

Lot

5

Block

A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

SF2

Current Use

A1

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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Owner

Donyelle Fenton

Applicant

Contact Person

same

Contact Person

Address

214 Lakeview Dr

Address

City, State & Zip

Rockwall TX 75087

City, State & Zip

Phone

972 896 7158

Phone

E-Mail

donyelle.f@aol.com

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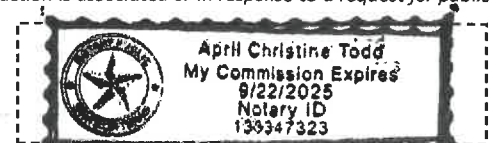
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MIS2024-019: Exception to the Fence Standards at 214 Lakeview Drive



Case Location Map = 



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214 Lakeview Dr



Map data ©2024 , Map data ©2024 Google 20 ft

214 Lakeview Dr

Building



Directions



Save



Nearby



Send to
phone



Share



214 Lakeview Dr, Rockwall, TX 75087



DATE: December 4, 2024

TO: Donyelle Fenton
214 Lakeview Drive
Rockwall, TX 75087

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

SUBJECT: MIS2024-019; *Exception to the Fence Standards at 214 Lakeview Drive*

Mrs. Fenton:

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 denied by the Planning and Zoning Commission on November 26, 2024. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On November 26, 2024, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case by a vote of 4-0, with Commissioners Deckard, Womble and Conway absent.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial, please feel free to contact me a (972) 771-7745.

Sincerely,

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