



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) 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.

Removal of 30 ft building line (variance)

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1000 Ridge Road Ct, Rockwall Texas 75087

SUBDIVISION The Shores Phase 1

LOT 7 BLOCK M

GENERAL LOCATION Corner of Ridge Road West and Ridge Road Ct

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING 30 ft building line

CURRENT USE Unable to use

PROPOSED ZONING Not a front yard

PROPOSED USE Fenced yard

ACREAGE .3880

LOTS [CURRENT] 14,901.28 sq ft

LOTS [PROPOSED] 14,901.28 sq ft

- ☐ **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 Kristin and Joshua Whitaker

☐ APPLICANT Kristin and Joshua Whitaker

CONTACT PERSON Kristin Whitaker

CONTACT PERSON Kristin Whitaker

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristin Whitaker [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 12 DAY OF Sept, 2025. 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."

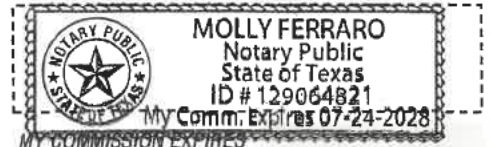
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF Sept, 2025.

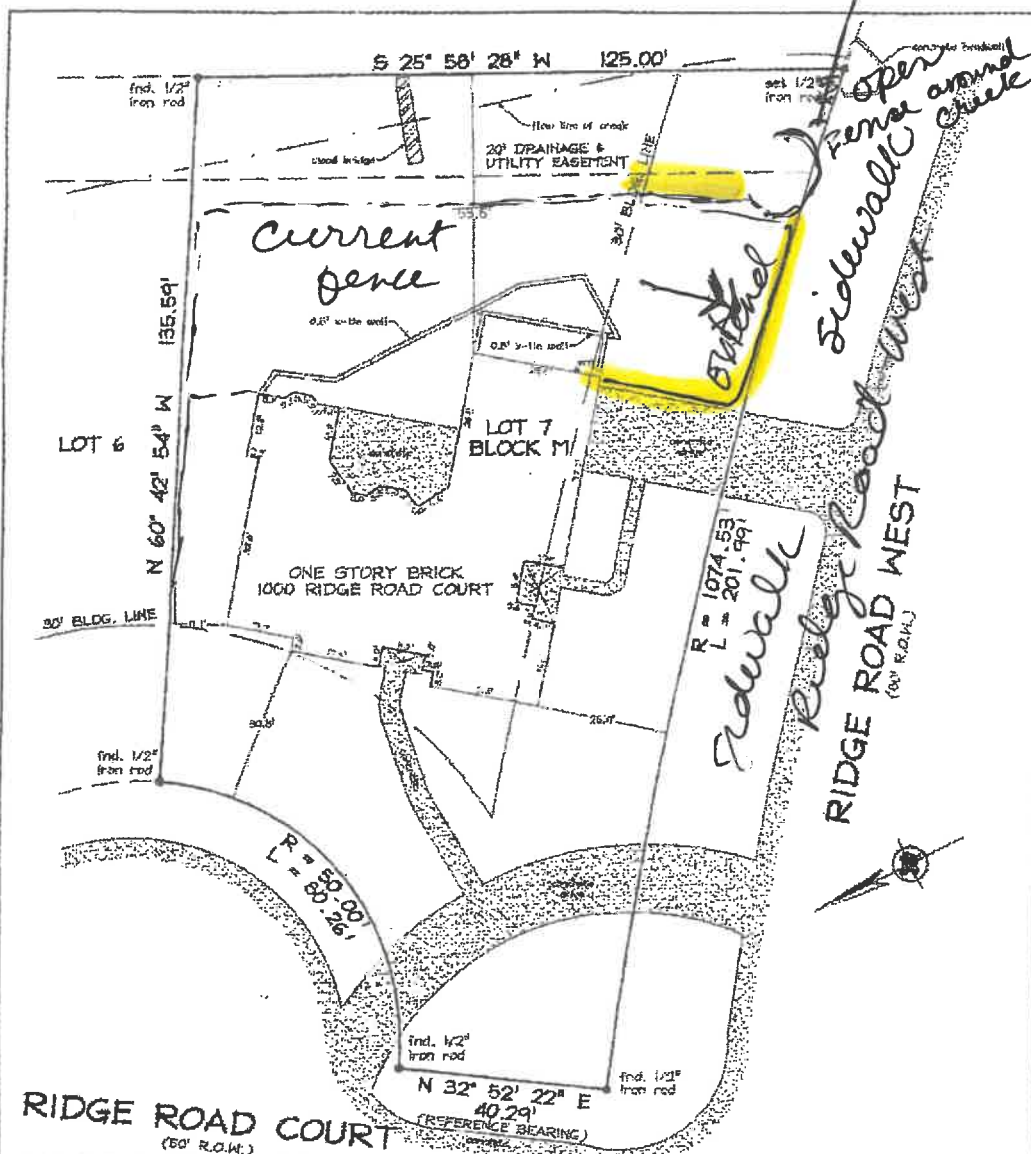
OWNER'S SIGNATURE

Kristin Whitaker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Molly Ferraro





RIDGE ROAD COURT (50' R.O.W.)

NOTE: BEARINGS ARE BASED ON PLAT.
NOTE: HOUSE LOCATION NEAR 30' BUILDING LINE.
NOTE: THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO CERTIFY that on this date a survey was made on this ground, under my direction and supervision of the property located at 1000 RIDGE ROAD COURT, and BEING LOT 7 in BLOCK M of THE SHORES, PHASE ONE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 299, Map Records of Rockwall County, Texas.

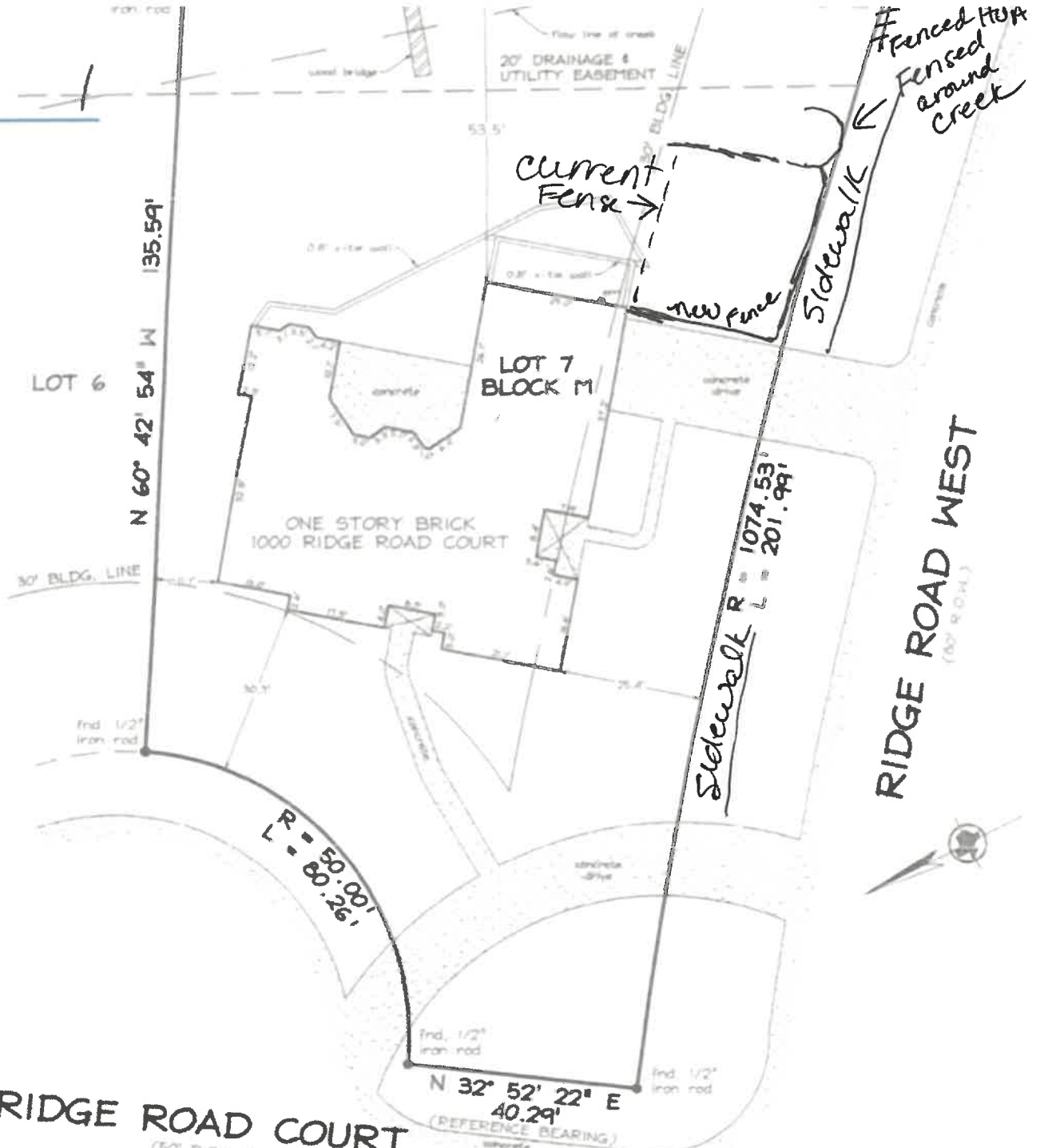
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ACCEPTED BY:	DATE:
JAMES A. WHITE	PATRICIA K. WHITE
DATE: 09/10/87 FIELD: 09/08/87	American National Bank Rockwall
REVIEWED: JOB NO: 107-3708 MAPSCO NO: 20C-B	Rockwall County Abstract Title GP No. 97000746
TECH: BE FIELD: MF	



4915 GUS THOMASSON ROAD MESQUITE, TEXAS 76150 PHONE 972-661-7072 FAX 972-270-1509

DS
QW
DS
TW



RIDGE ROAD COURT

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DATE: 09/10/97 FIELD: 09/06/97 REVISED: JOB NO: 197-3709 MAPSCO NO: 20C-B		American National Bank Rockwall Rockwall County Abstract Title GF No. 97086746	
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CONTACT PERSON Kristin Whitaker

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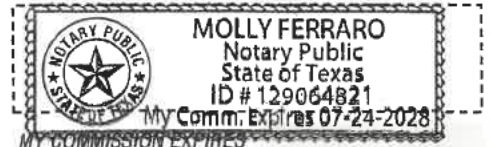
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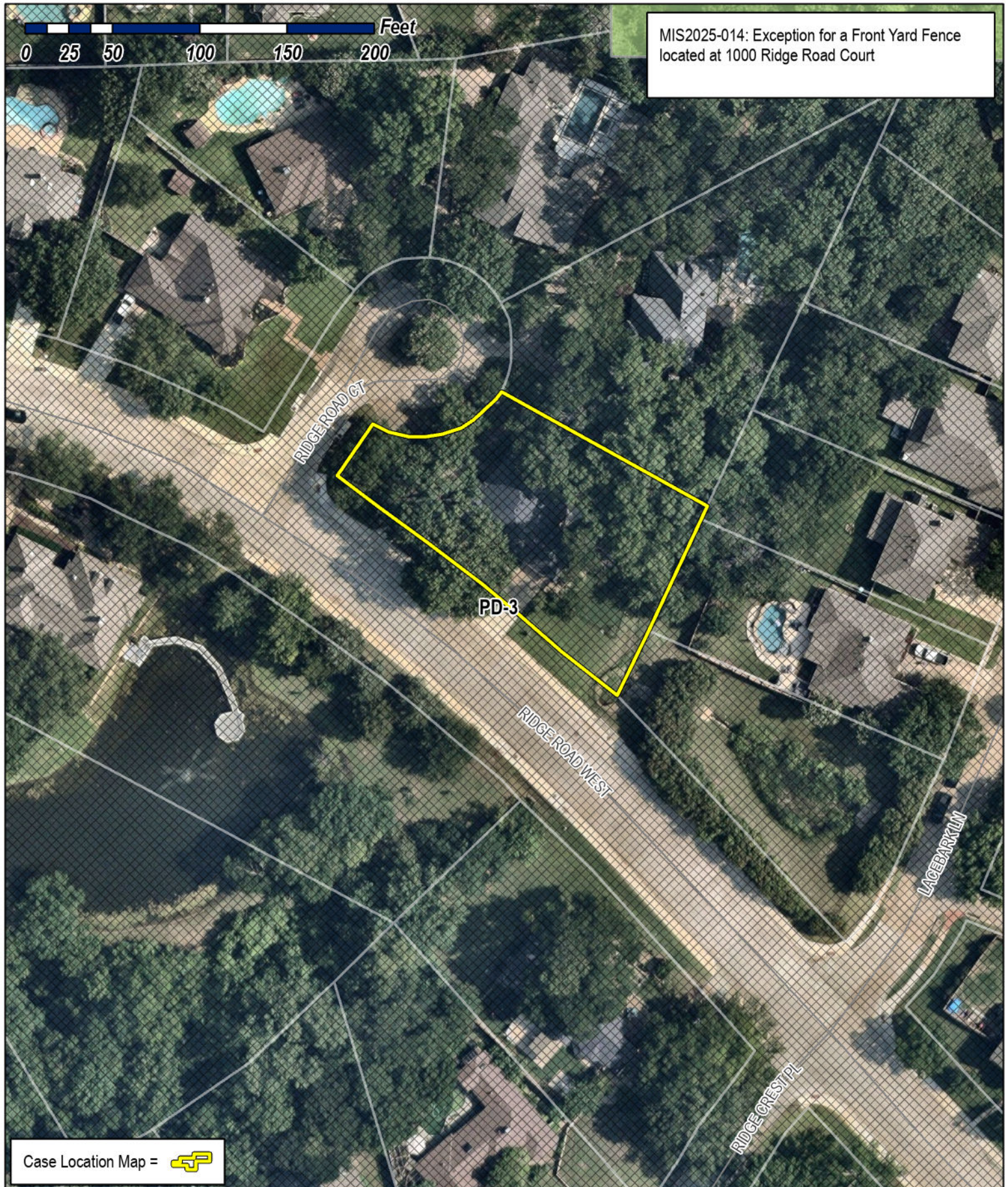
OWNER'S SIGNATURE

Kristin Whitaker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Molly Ferraro



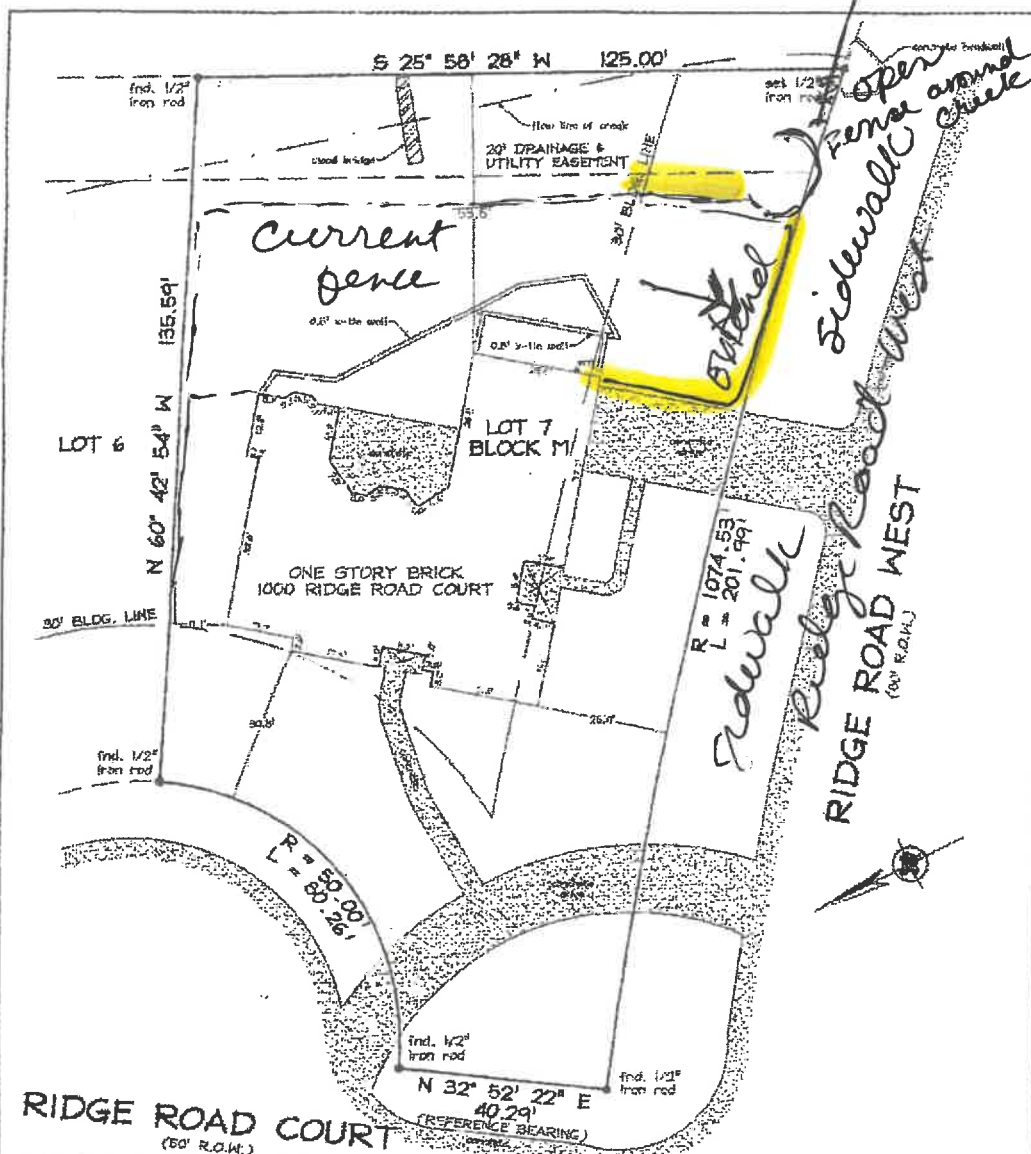


City of Rockwall

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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ACCEPTED BY:

DATE:

JAMES A. WHITE

PATRICIA K. WHITE

DATE: 09/10/87

FIELD: 09/08/87

REVIEWED:

JOB NO: 107-3708

MAPSCO NO: 20C-B

TECH: BE

FIELD: MF

American National Bank Rockwall

Rockwall County Abstract Title

GP No. 97000746

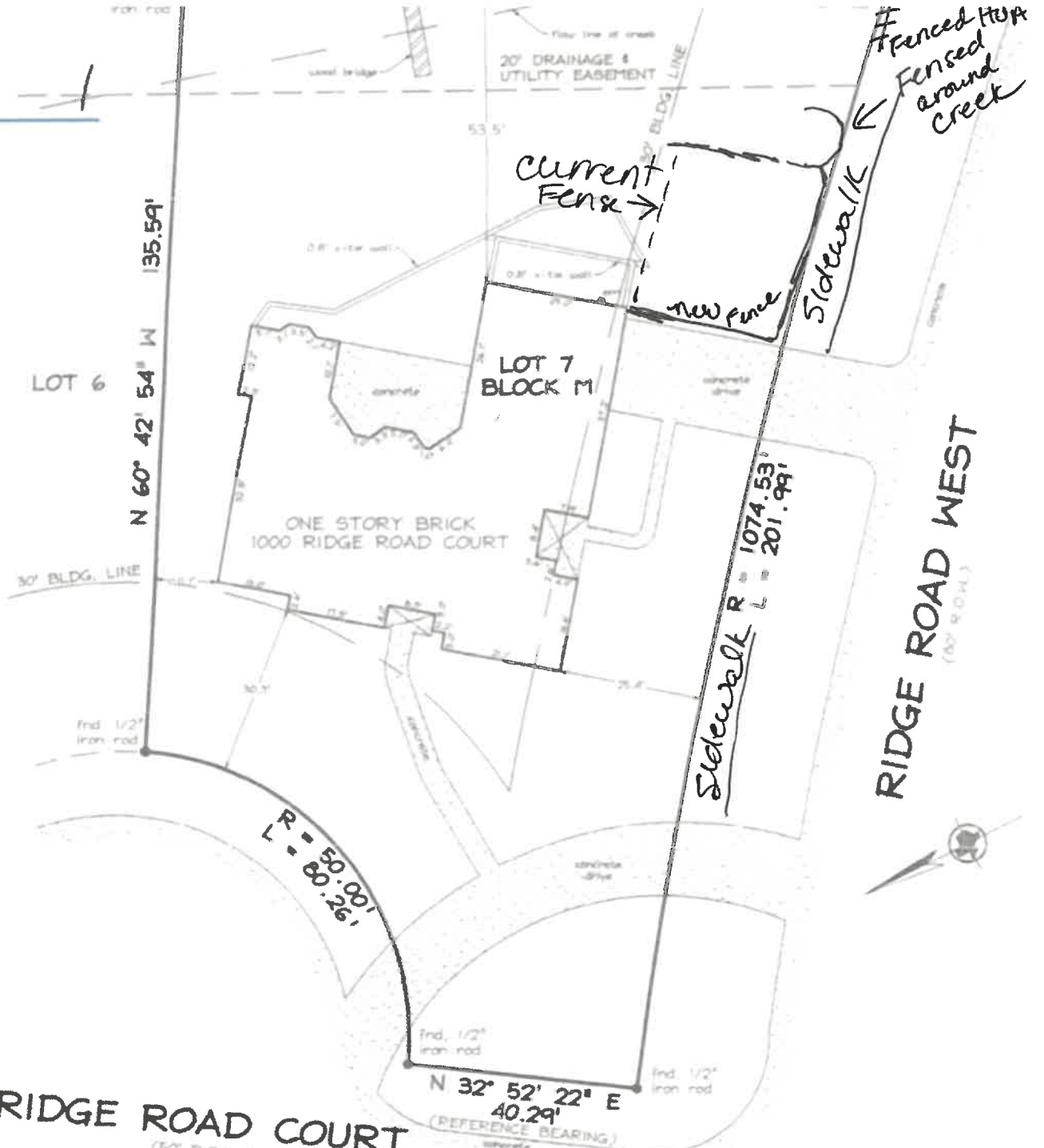


Registered Professional Land Surveyor



4915 GUS THOMASSON ROAD MESQUITE, TEXAS 76150 PHONE 972-661-7072 FAX 972-270-1509

DS
QW
DS
TW



RIDGE ROAD COURT

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TECH: BE FIELD: MF			





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, Senior Planner

DATE: September 30, 2025

SUBJECT: MIS2025-014; Exception for a Front Yard Fence for 1000 Ridge Road Court

The applicant, Kristin Whitaker, is requesting the approval of an exception for a front yard fence. The subject property is located on a 0.3880-acre parcel of land (i.e. Lot 7, Block M, The Shores Phase 1 Addition) and is addressed as 1000 Ridge Road Court. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using wrought-iron, [2] and be 48-inches in height.

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 will be more than 50.00% transparent.

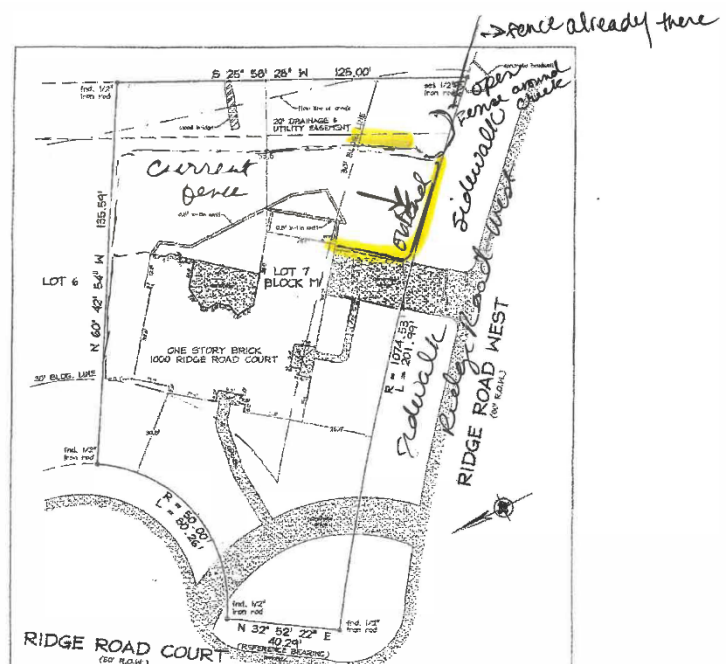


Figure 1: Fence Exhibit

When reviewing this case, staff should point out that there are large screening trees adjacent to the fence on the subject property. In addition, the property directly east of the subject property has a four (4) foot, wrought-iron fence that extends into the front yard of the subject property, which belongs to the Shores Homeowner's Association (HOA). As shown in the survey (see Figure 1), the applicant has indicated that the proposed fence would connect to the existing Shores HOA fence. 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 September 30, 2025.

PROJECT COMMENTS



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

DATE: 9/19/2025

PROJECT NUMBER: MIS2025-014
PROJECT NAME: Exception for a Front Yard Fence
SITE ADDRESS/LOCATIONS: 1000 Ridge Road Court, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Kristin & Joshua Whitaker for the approval of a Miscellaneous Case for a Front Yard Fence on a 0.3880-acre parcel of land identified as Lot 7, Block M, The Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single Family 10 (SF-10) District land uses, addressed as 1000 Ridge Road Court, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2025	Approved
09/17/2025: When applying for your fence permit, you will need to provide a survey and show the floodplain area. The proposed fence cannot encroach into the floodplain area or drainage easement.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/19/2025	Approved w/ Comments
09/19/2025: IF APPROVED A SEPARATE FENCE PERMIT MUST BE OBTAINED FROM THE BUILDING INSPECTION DEPARTMENT			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	09/19/2025	Approved w/ Comments
09/19/2025: MIS2025-014; Exception for a Front Yard Fence at 1000 Ridge Road Court			

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

I.1 This is a request approval of a Miscellaneous Case for a Front Yard Fence for a 0.3880-acre parcel of land identified as Lot 7, Block M, The Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single Family 10 (SF-10) District land uses, addressed as 1000 Ridge Road Court.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@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, wrought-iron 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 September 30, 2025 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.

→ since already there





DEVELOPMENT APPLICATION

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STAFF USE ONLY

PLANNING & ZONING CASE NO.

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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.

Removal of 30 ft building line (variance)

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1000 Ridge Road Ct, Rockwall Texas 75087

SUBDIVISION The Shores Phase 1

LOT 7 BLOCK M

GENERAL LOCATION Corner of Ridge Road West and Ridge Road Ct

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING 30 ft building line

CURRENT USE Unable to use

PROPOSED ZONING Not a front yard

PROPOSED USE Fenced yard

ACREAGE .3880

LOTS [CURRENT] 14,901.28 sq ft

LOTS [PROPOSED] 14,901.28 sq ft

- ☐ **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 Kristin and Joshua Whitaker

☐ APPLICANT Kristin and Joshua Whitaker

CONTACT PERSON Kristin Whitaker

CONTACT PERSON Kristin Whitaker

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristin Whitaker [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 12 DAY OF Sept, 2025. 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."

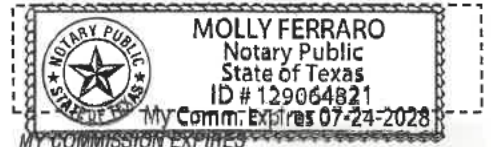
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF Sept, 2025.

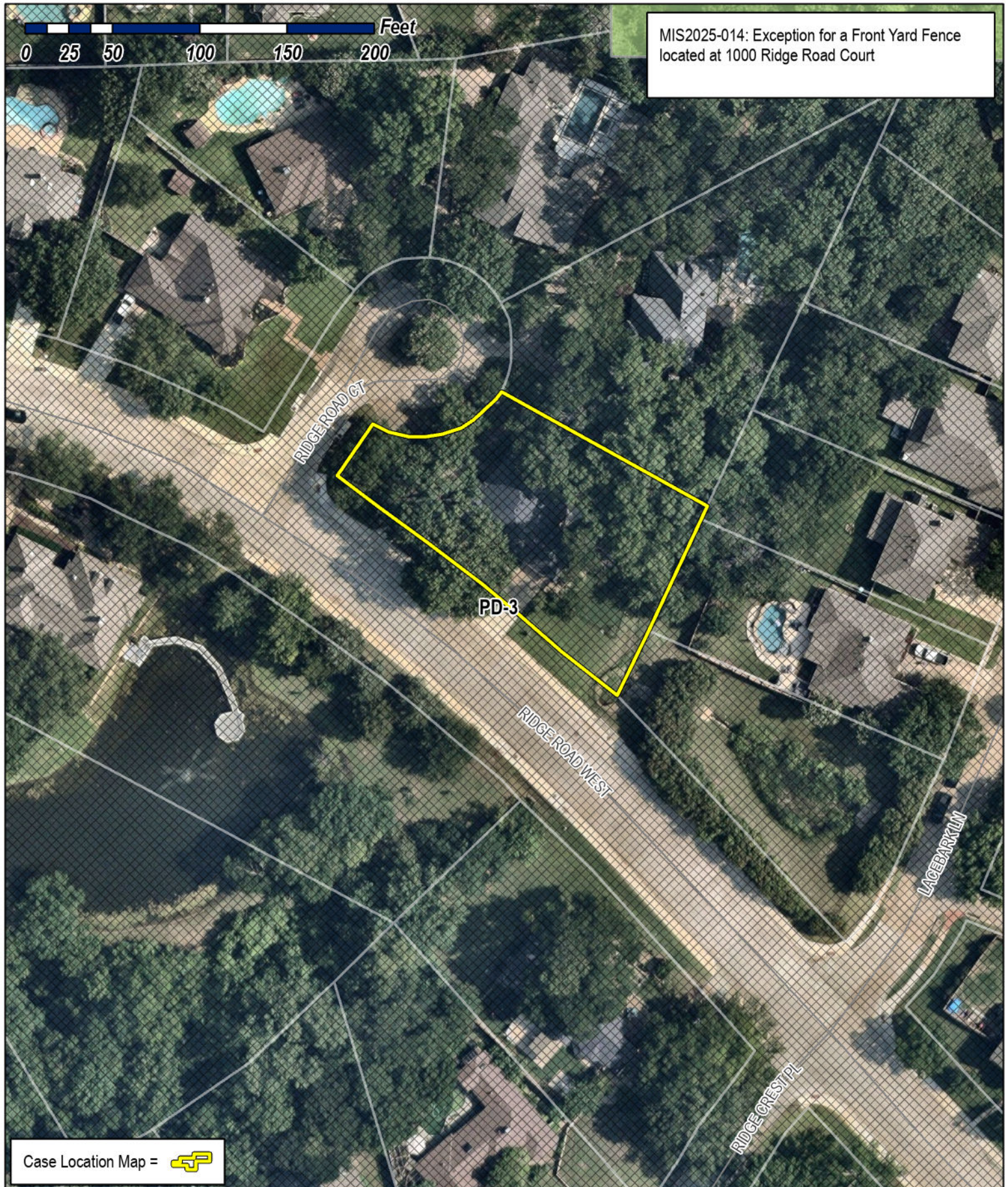
OWNER'S SIGNATURE

Kristin Whitaker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Molly Ferraro





MIS2025-014: Exception for a Front Yard Fence located at 1000 Ridge Road Court

Case Location Map = 

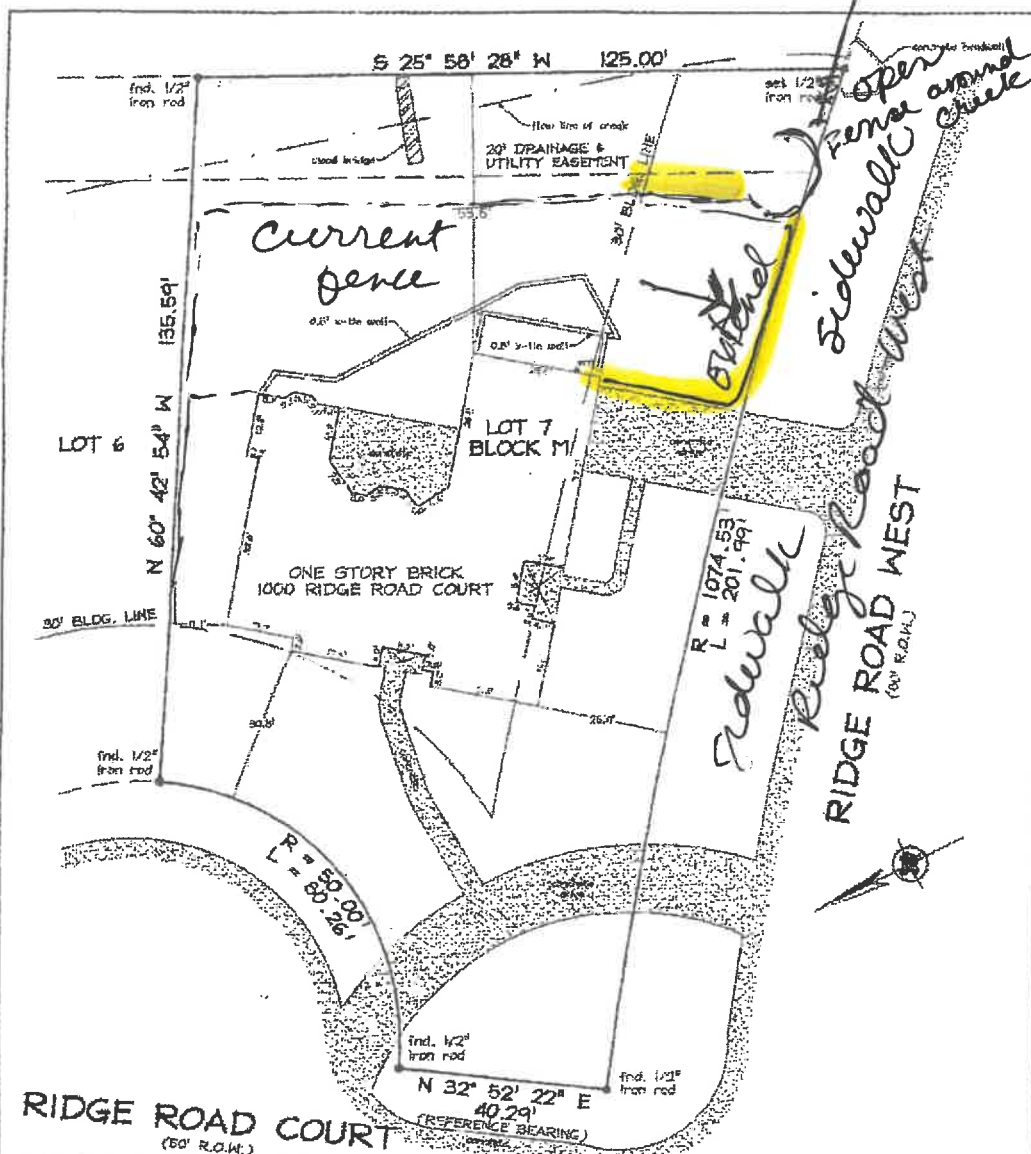


City of Rockwall

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.





NOTE: BEARINGS ARE BASED ON PLAT.
 NOTE: HOUSE LOCATION NEAR 30' BUILDING LINE.
 NOTE: THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO CERTIFY that on this date a survey was made on this ground, under my direction and supervision of the property located at 1000 RIDGE ROAD COURT, and BEING LOT 7 in BLOCK M of THE SHORES, PHASE ONE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 299, Map Records of Rockwall County, Texas.

There are no visible encroachments, conflicts or protrusions, except as shown. The subject property does not lie within the limits of a 100 year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by map No. 480547 0005 C, dated JUNE 16, 1982. The statement that the property does or does not lie within a 100 year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is based on and made pursuant to that one certain title commitment under the G# number shown hereon, provided by the title company named hereon.

ACCEPTED BY: _____ DATE: _____

JAMES A. WHITE

PATRICIA K. WHITE

DATE: 09/10/87

FIELD: 09/08/87

REVIEWED:

JOB NO: 107-3708

MAPSCO NO: 20C-B

TECH: BE

FIELD: MF

American National Bank Rockwall

Rockwall County Abstract Title

GP No. 97000746

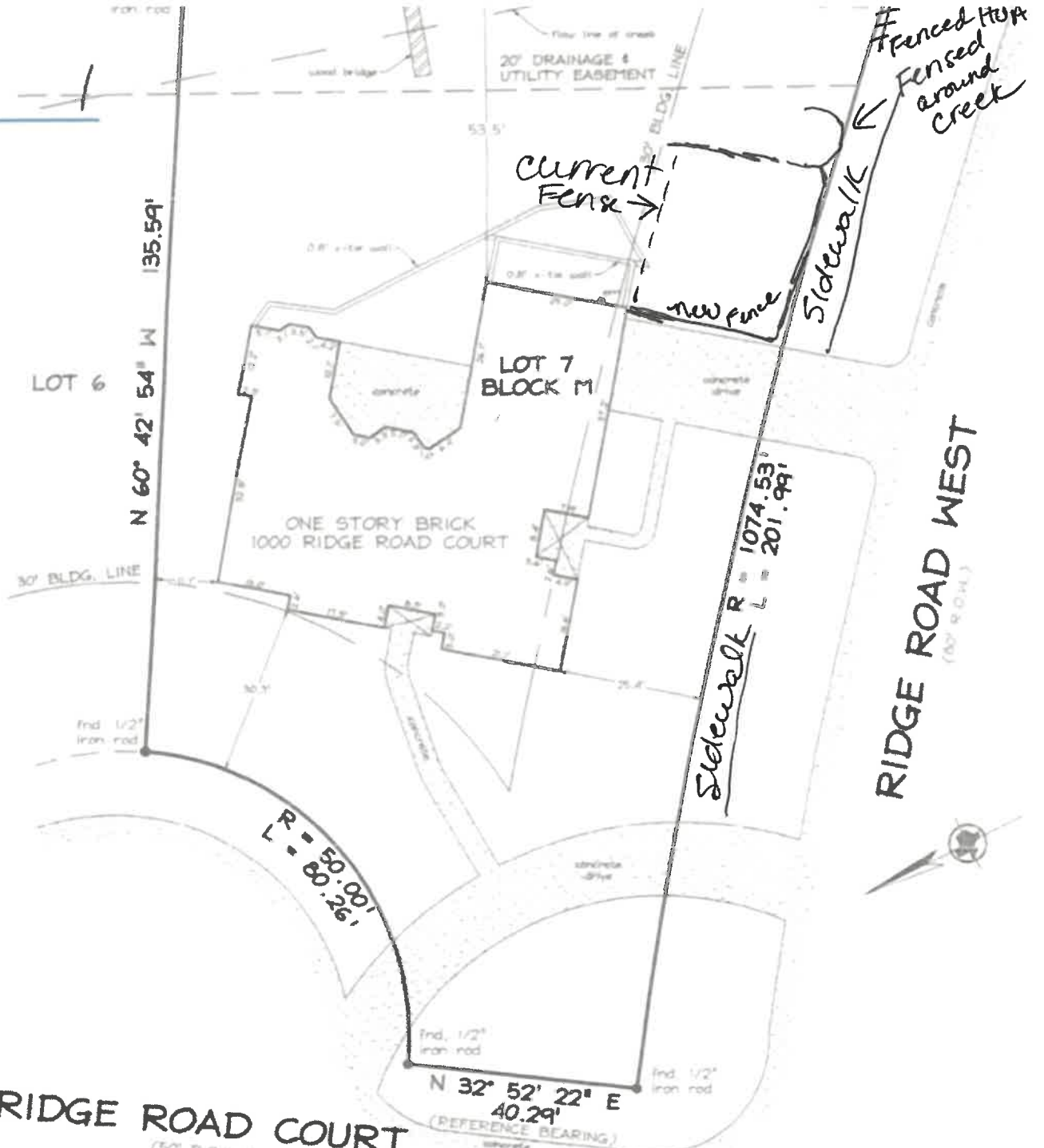


Registered Professional Land Surveyor



4915 GUS THOMASSON ROAD MESQUITE, TEXAS 76150 PHONE 972-661-7072 FAX 972-270-1509

DS
QW
DS
TW



RIDGE ROAD COURT

NOTE: BEARINGS ARE BASED ON PLAT.
NOTE: HOUSE LOCATION NEAR 30' BUILDING LINE.
NOTE: THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



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There are no visible encroachments, conflicts or protrusions, except as shown.
The subject property does not lie within the limits of a 100 year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by map No. 480647 0005 C, dated JUNE 16, 1992. The statement that the property does or does not lie within a 100 year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is based on and made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon.

ACCEPTED BY: _____		DATE: _____	
JAMES A. WHITE		PATRICIA E. WHITE	
DATE: 09/10/97 FIELD: 09/06/97 REVISED: JOB NO: 197-3709 MAPSCO NO: 20C-B		American National Bank Rockwall Rockwall County Abstract Title GF No. 97086746	
TECH: BE FIELD: MF			





DATE: October 1, 2025

TO: Kristin and Joshua Whitaker
1000 Ridge Road Court
Rockwall, Texas 75087

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

SUBJECT: MIS2025-014; *Exception for a Front Yard Fence for 1000 Ridge Road Court*

Kristin:

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 September 30, 2025. 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 September 30, 2025, 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) 772-6488.

Sincerely,

Bethany Ross; *Senior Planner*
City of Rockwall Planning and Zoning Department