



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
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- ☐ 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 403 E. Kautman Rockwall, Tx 75087

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] p+2 for fencing - see attached

CURRENT ZONING _____

CURRENT USE _____

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]

☒ OWNER

Gary/Carol Byrd

☐ APPLICANT

same

CONTACT PERSON

Gary/Carol Byrd

CONTACT PERSON

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 Gary Byrd [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 _____ DAY OF _____, 20____. 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 29 DAY OF September 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



From:

Carol Byrd

Property at 403 E Kaufman

Rockwall

75087

To:

City of Rockwall

Historic Board

Planning and zoning

8-13-25

Fencing proposal

All fencing posts to be concreted in ground

Pictures attached

1. Approximately 62 feet of 8 ft tall cedar planks to run along back north side of house.
Steel framed gate with cedar. See blue dotted line on survey.
2. Approximately 360 feet of 42 inch tall non privacy *vinyl white picket fencing to run on front south yard and west side inside driveway and east side yard. See yellow dotted line on survey. (wood fencing)

~~* we would like to use the vinyl made made fencing as it is resistant to deterioration and comes with a warranty. It's is more expensive than cedar fencing and would not need to be painted frequently.~~

Thank you,

Carol Byrd

214-912-7973

JOB NO.: 2409101795	NO.	REVISION	DATE
DATE: 09/17/24	1	APPROVED FOR STAKING	10/01/24



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: Henry Lee, *Senior Planner*

DATE: October 14, 2025

SUBJECT: MIS2025-016; *Exception to the Fence Requirements 403 E. Kaufman Street*

The applicant, Carol Byrd, is requesting the approval of an *Exception* to the *Fence Standards* and an *Exception* for a *Front Yard Fence*. The subject property is located on a 0.285-acre parcel of land (*i.e.* Lot 5B, Block 5, Griffith Addition) and is addressed as 403 E. Kaufman Street. In this case, the applicant is requesting to construct a wood picket fence in the front yard and an eight (8) foot wood fence along the rear property line. The subject property is located within the Old Town Rockwall (OTR) Historic District and the proposed request was required to go before the Historic Preservations Advisory Board (HPAB) prior to requesting exceptions from the Planning and Zoning Commission. On September 18, 2025, the HPAB reviewed the proposed fences [Case No. H2025-015] and approved a motion to approve a Certificate of Appropriateness (COA) by a vote of 4-1, with Board Member Miller dissenting and Board Members McNeely and Webb absent. This action represents a recommendation for approval to the Planning and Zoning Commission.

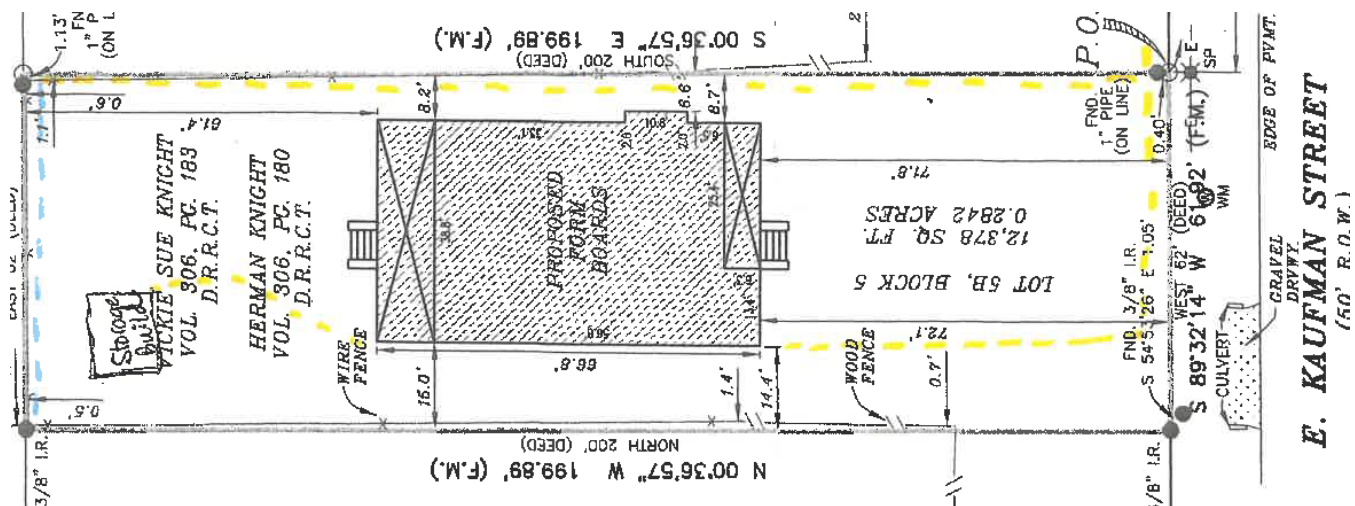


FIGURE 1: BLUE: EIGHT (8) FOOT WOOD FENCE. YELLOW: 42-INCH WOOD PICKET FENCE.

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 ...” With regard to the *Front Yard Fence*, Subsection 08.03, *Residential Fences*, 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 wood picket front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. In this case, the front yard fence is within the height and material requirements, and will be more than 50.00% transparent. Based on this, this portion of the applicant’s request appears to meet all the applicable criteria

With regard to the rear yard fence, 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 review of the homes facing E. Kaufman Street and backing to Lofland Park, there are no other opaque wood fences adjacent to Lofland Park. Given this -- *if approved* -- the proposed eight (8) foot wood fence would be the only opaque wood fence adjacent to the south property line of Lofland Park.

All this being said, the proposed front yard fence does not appear to have a negative impact on the adjacent properties; however, the eight (8) foot wood fence would be inconsistent with the properties adjacent to Lofland Park along E. Kaufman Street. With this being said, any requests requiring an exception the *Fence Standards* 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 October 14, 2025.



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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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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Property at 403 E Kaufman

Rockwall

75087

To:

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8-13-25

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Thank you,

Carol Byrd

214-912-7973

LEGEND

These standard symbols will be found in the drawing.

- — — — — BOUNDARY LINE
- x — x — WIRE FENCE
- // — // — WOOD FENCE
- E — E — OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- ⊗ WATER METER
- ⊕ SERVICE POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- P.O.B. POINT OF BEGINNING



GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

INTERURBAN STREET

(UNKNOWN R.O.W.)
N 89°32'14" E 61.92' (F.M.)
0.7' EAST 62' (DEED)

FND. 3/8" I.R.

Storage
Build

VICKIE SUE KNIGHT
VOL. 306, PG. 183
D.R.R.C.T.

HERMAN KNIGHT
VOL. 306, PG. 180
D.R.R.C.T.

WIRE FENCE

15.0'

N 00°36'57" W 199.89' (F.M.)
NORTH 200' (DEED)

RAUL K. GODINEZ &
MAGDALENA M. GALVAN-DIAZ
CALLED 0.40 ACRE TRACT
(A.K.A. LOT 5A)
DOC. NO. 20190000005043
O.P.R.R.C.T.

PROPOSED
FORM
BOARDS

1.4'

14.4'

WOOD FENCE

0.7'

LOT 5B, BLOCK 5

12,378 SQ. FT.
0.2842 ACRES

71.8'

FND. 3/8" I.R.
S 54°51'26" E 1.05'

CULVERT

GRAVEL
DRVWY.

E. KAUFMAN STREET

(50' R.O.W.)
(DOC. NO. 20160000020754)
(A.K.A. E. KAUFMAN/KAUFMAN STREET)

BASIS OF BEARING:

TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83

SURVEYOR'S NOTE:

THIS SURVEY IS PRODUCED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS AND ANY EASEMENTS ADDRESSED HEREON ARE AS ALREADY KNOWN TO THE UNDERSIGNED TO AFFECT THIS SUBDIVISION OR LOT. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE EASEMENTS AND SETBACKS THAT MAY APPLY TO THIS LOT.

FLOOD ZONE NOTE:

As of the date of this survey and by graphical plotting, the subject property appears to be located in FEMA designated ZONE X, as shown on Map Panel Number 48397C0040L, dated SEPTEMBER 26, 2008. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of map revisions and/or amendments by FEMA.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

I, STEVEN G. YOUNG, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to VAHID SADR

and that the above map is true and correct according to an actual field survey, made by me on the ground or

"BOUNDARY" SURVEY

JOB NO.: 2409101795	NO.	REVISION	DATE
DATE: 09/17/24	1	APPROVED FOR STAMPING	10/04/24



DATE: December 5, 2025

TO: Gary & Carol Byrd
707 Cullins Road
Rockwall, TX 75032

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2025-016; *Front Yard Fence for 403 E. Kaufman Street*

Gary and Carol Byrd:

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 October 14, 2025, the Planning and Zoning Commission approved a motion to approve the miscellaneous case by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department