



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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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1223 Skylar Drive Rockwall 75032

SUBDIVISION Foxchase

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] _____

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 WILLIAM WATSON

APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 1223 Skylar Dr

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 William Watson [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 13th DAY OF February, 2024

OWNER'S SIGNATURE _____

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

[Handwritten Signature]



13-February 2026

Dear Planning and Zoning Department,

We are writing to formally request approval to construct a metal fence with cedar posts on our property located at;

1223 Skylar Dr. Rockwall, Texas 75032

The proposed fence design combines a metal and cedar panel system. We are requesting this design for several practical reasons.

First, the metal and cedar both provide long-term durability, structural strength, and minimal maintenance compared with traditional wood fencing. Both materials are resistant to rotting, insect damage and weather-related deterioration, making them a stable and sustainable solution over time.

Second, our property faces a very busy street, and this design is necessary for privacy and comfort. The metal components block out vehicle headlights at night while also providing full backyard privacy at all times throughout the day and evening.

Additionally, we have large trees along the fence. Root growth and moisture make a fully wooden fence difficult to maintain and prone to shifting and repairs. A metal and cedar design is better suited for these conditions.

Our intention is to ensure the fence is attractive, while also providing a practical and responsible long-term improvement to our property.

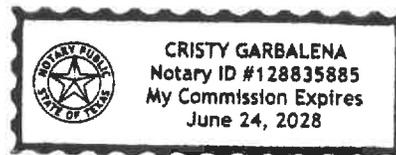
We appreciate your time and consideration of this request.

Sincerely,

William Watson

469-682-6659

williamwat7034@gmail.com



State of Texas
County of Rockwall

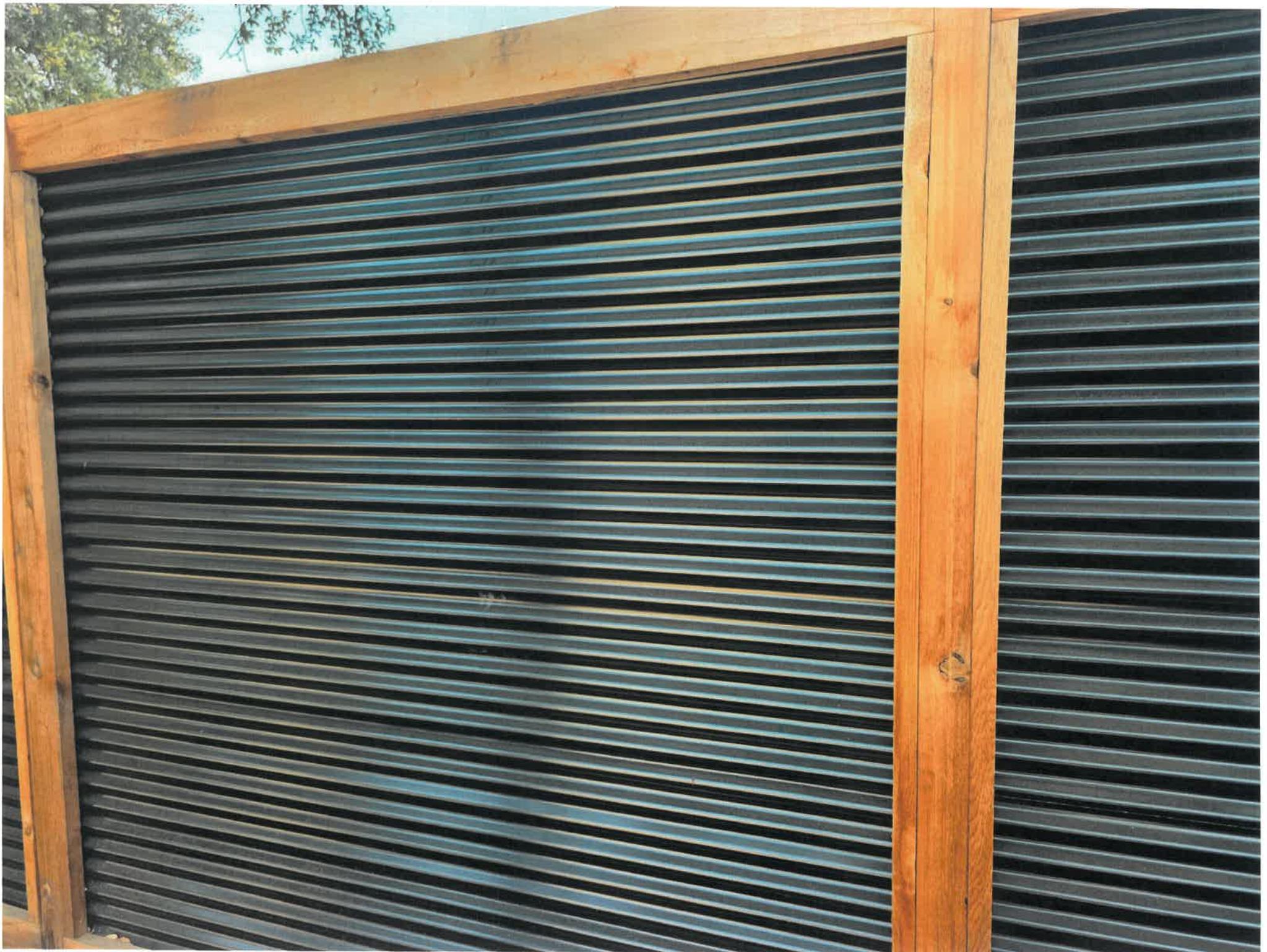
2/13/26

Subscribed and sworn to or affirmed me
this 13th day of February, 2026.
Commission Expires: 6/24/28
My Commission Number: 128835885













1223 Skylar Dr



* Fence installed along our backyard which backs up to Summer Lee
Arrows pointing to position.

Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



DEVELOPMENT APPLICATION

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Planning and Zoning Department
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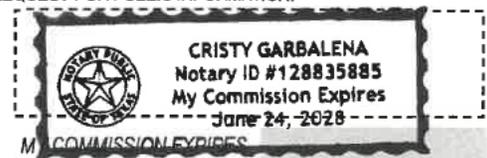
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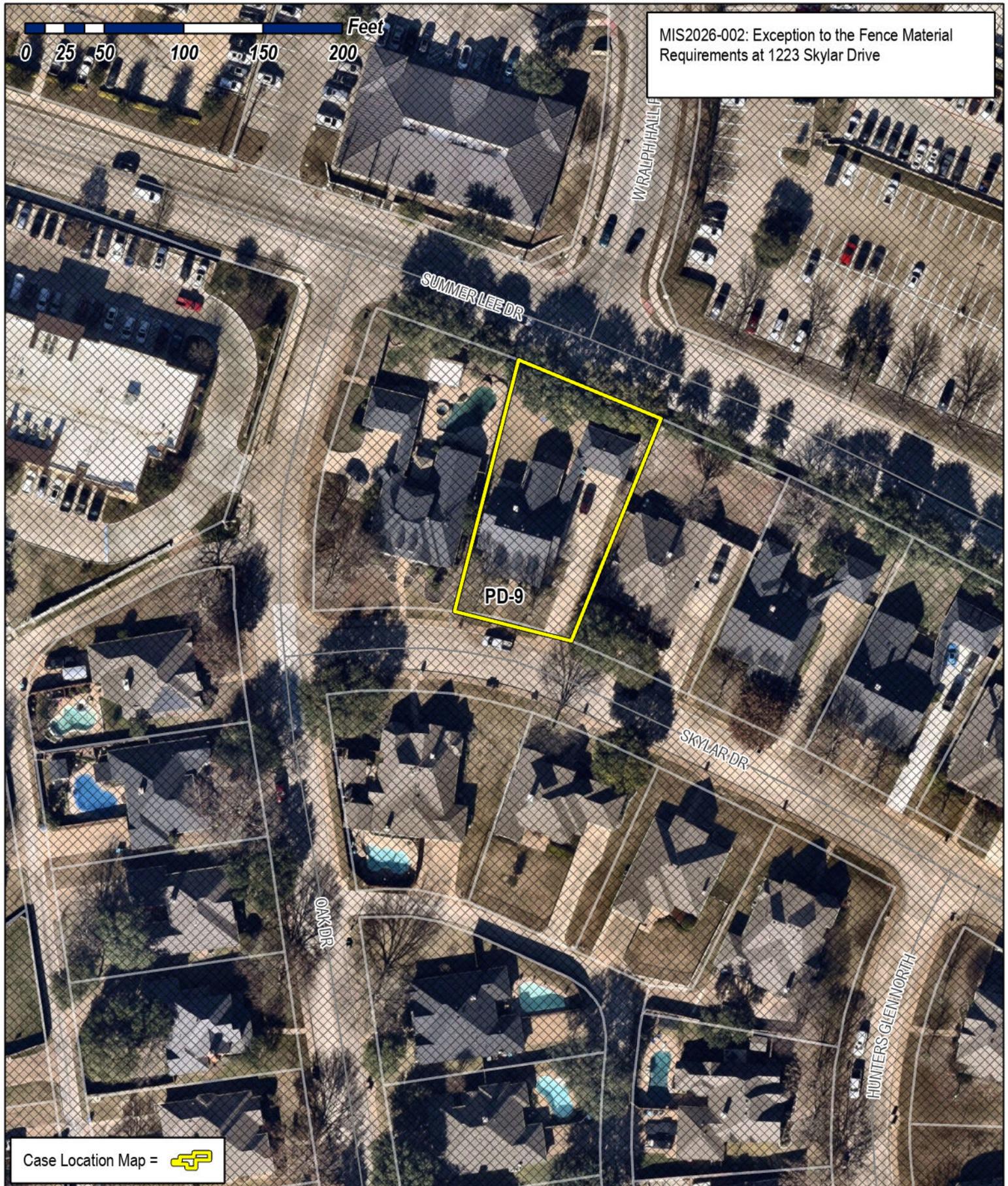
OWNER'S SIGNATURE _____

[Handwritten signature of William Watson]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

[Handwritten signature of Notary Public]





MIS2026-002: Exception to the Fence Material Requirements at 1223 Skylar 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.



13-February 2026

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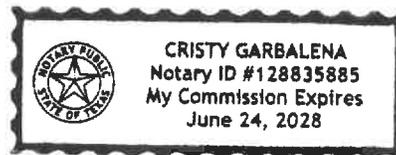
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Sincerely,

William Watson

469-682-6659

williamwat7034@gmail.com



State of Texas
County of Rockwall

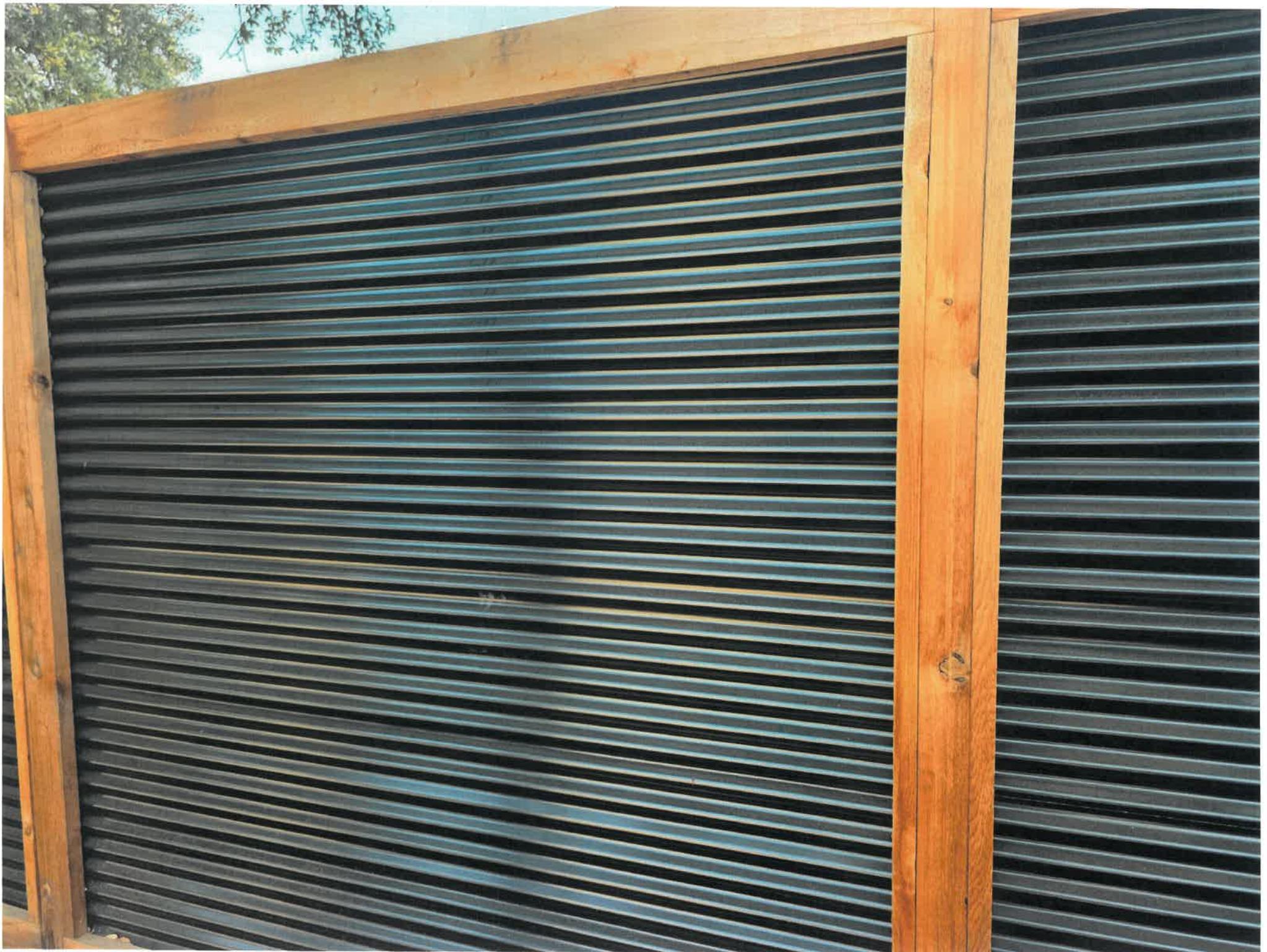
2/13/26

Subscribed and sworn to or affirmed me
this 13th day of February, 2026.
Commission Expires: 6/24/28
My Commission Number: 128835885













1223 Skylar Dr



* Fence installed along our backyard which backs up to Summer Lee
Arrows pointing to position.

Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



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: February 24, 2026

SUBJECT: MIS2025-002; *Exception to the Fence Requirements for 1223 Skylar Drive*

The subject property is a 0.3116-acre parcel of land (i.e. Lot 2, Block E, Foxchase, Phase 5 Addition) that is situated within the Foxchase Subdivision, and is zoned Planned Development District 9 (PD-9) [Ordinance No. 25-02] for Single-Family 10 (SF-10) District land uses. Planned Development District 9 (PD-9) was originally adopted on November 12, 1973 [Ordinance No. 73-49] as part of the 1972 Zoning Ordinance [Ordinance No. 72-02], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. The subject property -- along with the rest of the Foxchase, Phase 5 Addition -- was established by the Final Plat on December 9, 1997 [Case No. PZ1997-088-01]. According to Rockwall County Appraisal District (RCAD), the subject property has a 2,785 SF single family home and a 600 SF detached garage situated on it. Both of these structures were constructed in 2001.

On November 18, 2025, the Neighborhood Improvement Services (NIS) Division received a complaint that a metal fence was being constructed on the subject property without the required fence permit. Upon investigation, it was confirmed that the fence had been installed without prior approval or issuance of a fence permit, as required by City regulations. The applicant was issued a notice of violation [Case No. CE2025-6652] and was informed of the necessary corrective actions; however, rather than removing the non-compliant fence immediately, the applicant requested and was granted multiple extensions by the Neighborhood Improvement Services (NIS) Division. Ultimately, on February 13, 2026, the applicant -- William Watson -- submitted a development application seeking an *Exception* to the fence material requirements for the already constructed metal fence. This request is therefore not a prospective proposal, but an after-the-fact attempt to obtain approval for work completed without authorization, and based on this the applicant was required to pay the non-compliant structure fee to submit the development application.

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(B)(1) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, “...(a)ll fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area ... [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials ...” This section goes



FIGURE 1: EXISTING FENCE - BUILT WITHOUT A PERMIT

on to state that the Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. composite fencing) and/or alternative fence standards on a case-by-case basis. The intent of these provisions is to maintain neighborhood cohesion and protect established subdivision character through consistent fence materials and design. The applicant has replaced an existing eight (8) foot cedar fence with an eight (8) foot cedar post fence with metal panels. This fence has already been fully constructed and the installed metal panel fencing is not architecturally compatible with the existing

cedar fencing prevalent throughout the subdivision and does not reflect the established material character of the neighborhood. Staff should also point out that the deviation from standard cedar fencing material undermines the purpose and intent of the adopted fence standards contained in the Unified Development Code (UDC).

While the Planning and Zoning Commission has the authority to grant fence material exceptions on a case-by-case basis, such approval is discretionary and requires a supermajority vote (*i.e. three-fourths [$\frac{3}{4}$] of members present, with a minimum of four [4] affirmative votes*). It should be stated that *Exceptions* are typically intended to be evaluated prior to construction, and not as a corrective mechanism after work has been completed in violation of the City's requirements. In addition, staff should also point out that due to the high visibility of this fence (*i.e. being directly adjacent to the intersection of Ralph Hall Parkway and Summer Lee Drive*), the approval could set a precedence in the area; however, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are discretionary decisions 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 February 24, 2026 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 2/19/2026

PROJECT NUMBER: MIS2026-002
PROJECT NAME: Exception to the Fence Material Requirements
SITE ADDRESS/LOCATIONS: 1223 Skylar Drive

CASE CAPTION: Discuss and consider a request by William Watson for the approval of a Miscellaneous Case for an Exception to the Material Requirements for a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved
No Comments			
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments
02/18/2026: If the Special Exception is granted, the applicant will need to obtain a fence permit. If denied the fence will need to be removed if already constructed, and the applicant will need to obtain a fence permit prior to any construction of a new fence.			
FIRE	Ariana Kistner	02/19/2026	Approved
No Comments			
GIS	Lance Singleton	02/17/2026	Approved
No Comments			
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			
PARKS	Travis Sales	02/17/2026	Approved
No Comments			
PLANNING	Bethany Ross	02/17/2026	Approved w/ Comments
02/17/2026: MIS2026-002; Exception to the Fence Material Requirements for 1223 Skylar			

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 Material Requirements for a residential fence on a 0.3116-acre parcel of land identified as Lot 2, Block E, Foxchase, Phase 5 Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.

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 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 08.03(B)(1) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “All fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area ... [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials ...” This section goes on to state that the Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. composite fencing) and/or alternative fence standards on a case-by-case basis. The intent of these provisions is to maintain neighborhood cohesion and protect established subdivision character through consistent fence materials and design. In this case, the applicant has replaced an existing eight (8)-foot cedar fence with an eight (8)-foot cedar post fence with metal panels. The alternative fence material will require an exception to the fence material requirements of the UDC from the Planning and Zoning Commission.

I.5 Please note the scheduled meeting for this case will be held on February 24, 2026 at 6:00 PM in the City Hall Council Chambers. Please also 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

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STAFF USE ONLY

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MIS2026-002: Exception to the Fence Material Requirements at 1223 Skylar Drive

Case Location Map = 



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1223 Skylar Dr. Rockwall, Texas 75032

The proposed fence design combines a metal and cedar panel system. We are requesting this design for several practical reasons.

First, the metal and cedar both provide long-term durability, structural strength, and minimal maintenance compared with traditional wood fencing. Both materials are resistant to rotting, insect damage and weather-related deterioration, making them a stable and sustainable solution over time.

Second, our property faces a very busy street, and this design is necessary for privacy and comfort. The metal components block out vehicle headlights at night while also providing full backyard privacy at all times throughout the day and evening.

Additionally, we have large trees along the fence. Root growth and moisture make a fully wooden fence difficult to maintain and prone to shifting and repairs. A metal and cedar design is better suited for these conditions.

Our intention is to ensure the fence is attractive, while also providing a practical and responsible long-term improvement to our property.

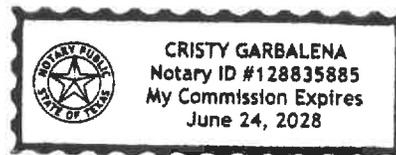
We appreciate your time and consideration of this request.

Sincerely,

William Watson

469-682-6659

williamwat7034@gmail.com



State of Texas
County of Rockwall

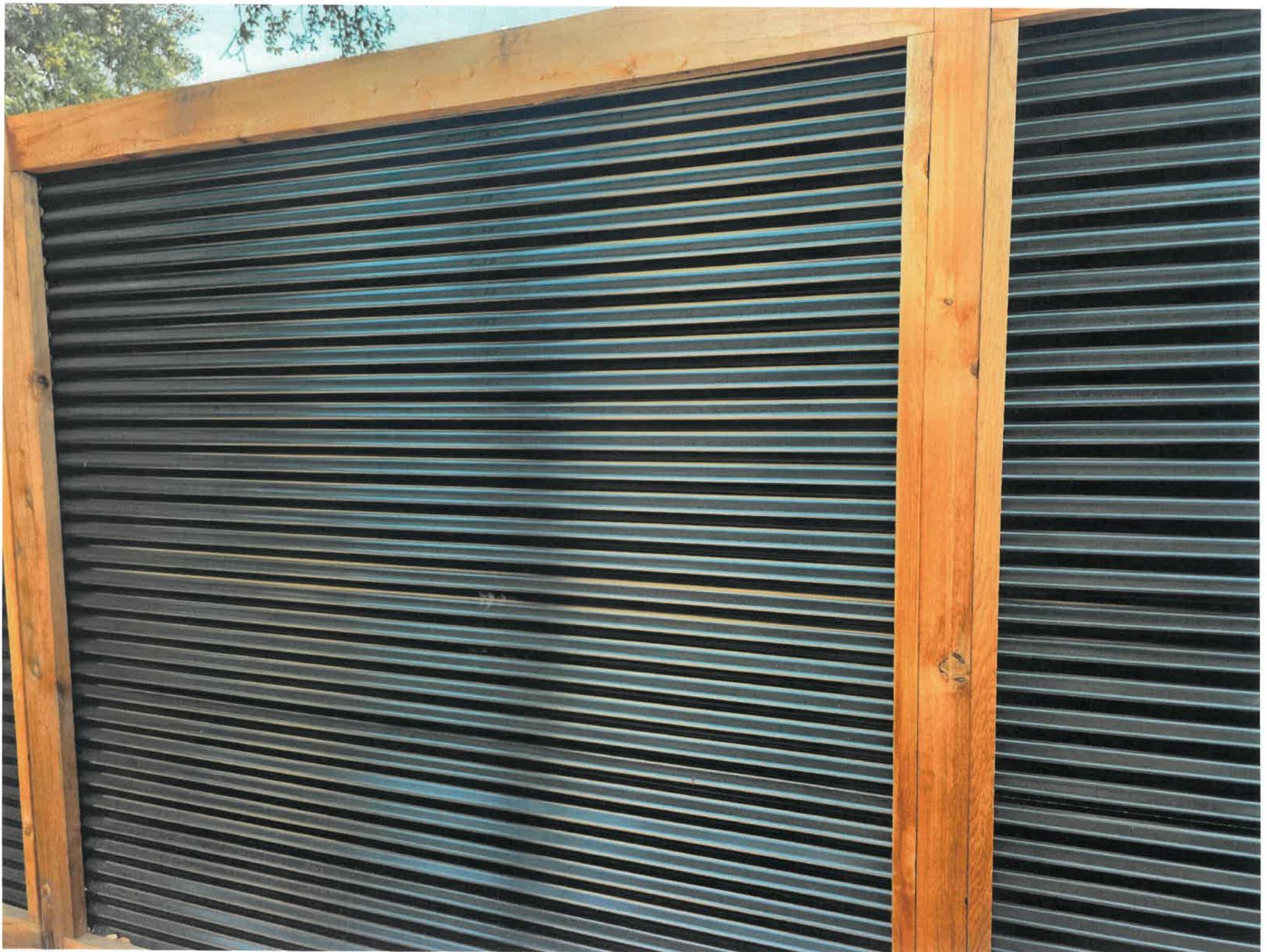
2/13/26

Subscribed and sworn to or affirmed me
this 13th day of February, 2026.
Commission Expires: 6/24/28
My Commission Number: 128835885













1223 Skylar Dr



* Fence installed along our backyard which backs up to Summer Lee
Arrows pointing to position.

Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



DATE: February 25, 2026

TO: William Watson
1223 Skylar
Rockwall, Texas 75032

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

SUBJECT: MIS2026-002; *Exception to the Fence Material Standards for 1223 Skylar Drive*

William:

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 February 24, 2026. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On February 24, 2026, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case without prejudice by a vote of 7-0.

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) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

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