



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
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- 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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1223 Skylar Dr Rockwall TX 75087
 SUBDIVISION Fox chase 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 HB316Z 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
 CONTACT PERSON _____
 ADDRESS _____
 CITY, STATE & ZIP _____
 PHONE _____
 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 26th DAY OF March, 2020 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."

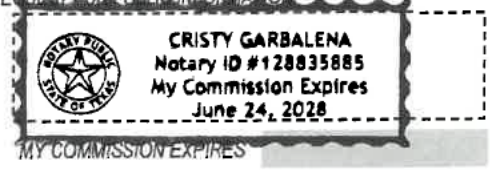
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26th DAY OF March, 2020

OWNER'S SIGNATURE

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]



25-March 2026

Dear Planning and Zoning Department,

Following our meeting on February 24, 2026, our original fence design was reviewed and ultimately denied the metal on the outside of the fence. However, during that discussion, it was communicated that the design would be acceptable if modifications were made so that the rear portion of the fence consisted of wood to maintain the uniformity of the neighborhood. Based on that guidance, we have revised our proposal accordingly and are submitting this updated design in alignment with those recommendations.

The original 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



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



Proposed Fence



DEVELOPMENT APPLICATION

City of Rockwall
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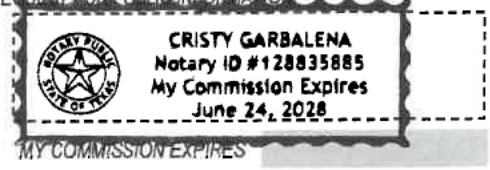
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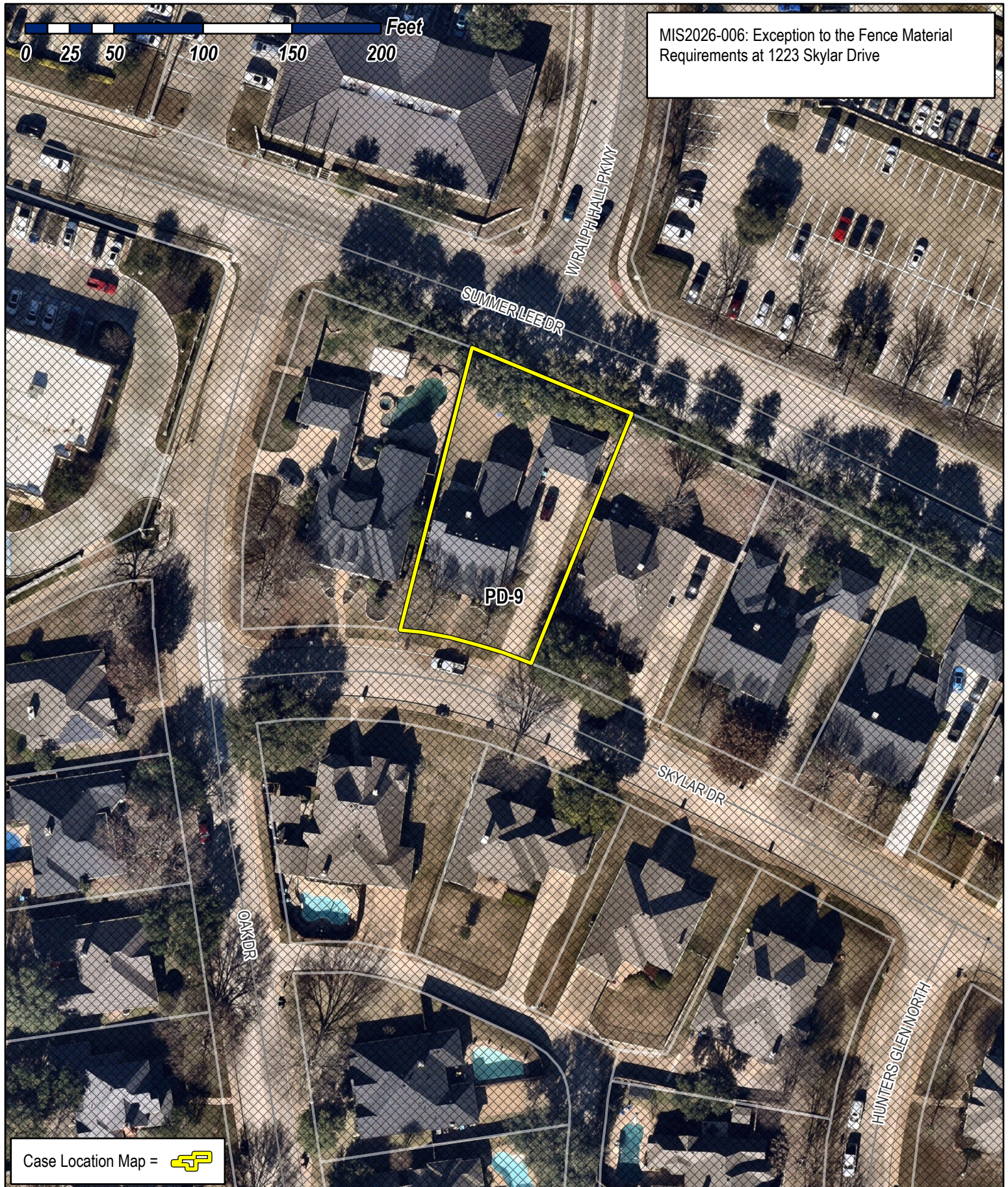
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]





MIS2026-006: 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.



25-March 2026

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William Watson

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Google Maps

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



Proposed Fence



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: April 28, 2026

SUBJECT: MIS2026-006; *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. At the February 25, 2026 meeting, the Planning and Zoning Commission considered the applicant's request under Case No. MIS2025-002, and denied the request without prejudice. The Commission's action was taken to allow the applicant the opportunity to return with a revised proposal that would incorporate cedar pickets on the backside of the fence along the street frontages, ensuring that the portions of the fence visible from the adjacent roadways present a cedar appearance consistent with the neighborhood fencing character. A denial without prejudice allows the applicant to resubmit the request for future consideration by the Planning and Zoning Commission; however, on March 17, 2026, the Neighborhood Improvement Services (NIS) Division gave the applicant another citation after failing to meet the March 13, 2026 application deadline for the exception. On April 17, 2026, the applicant submitted an application requesting a revised proposal that would incorporate cedar pickets on the backside of the fence along the street frontages shown in Figure 2.



FIGURE 1: EXISTING FENCE - BUILT WITHOUT A PERMIT

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. At the February 25, 2026 meeting, the Planning and Zoning Commission considered the applicant's request under Case No. MIS2025-002, and denied the request without prejudice. The Commission's action was taken to allow the applicant the opportunity to return with a revised proposal that would incorporate cedar pickets on the backside of the fence along the street frontages, ensuring that the portions of the fence visible from the adjacent roadways present a cedar appearance consistent with the neighborhood fencing character. A denial without prejudice allows the applicant to resubmit the request for future consideration by the Planning and Zoning Commission; however, on March 17, 2026, the Neighborhood Improvement Services (NIS) Division gave the applicant another citation after failing to meet the March 13, 2026 application deadline for the exception. On April 17, 2026, the applicant submitted an application requesting a revised proposal that would incorporate cedar pickets on the backside of the fence along the street frontages shown in Figure 2.

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 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



FIGURE 2: PROPOSED FENCE

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; however, to mitigate this, the applicant is requesting to add cedar pickets to the portions of the fence visible from the adjacent roadways to present a cedar appearance consistent with the neighborhood fencing character. Although this does not fully meet the requirements of the fence requirements, the applicant is trying to meet the intent of the ordinance by creating a consistent look along Ralph Hall Parkway.

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; however, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission.

PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: MIS2026-006
PROJECT NAME: Exception to the Fence Material Requirements
SITE ADDRESS/LOCATIONS: 1223 Skylar

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	04/23/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved w/ Comments
04/23/2026: If approved the applicant will need to revise the pending Fence Permit submittal with the Building Inspection Department			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2026	Approved w/ Comments
04/23/2026: MIS2026-006; 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 April 28, 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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PHONE 469-688-6059 PHONE _____

E-MAIL williamwat7034@gmail.com E-MAIL _____

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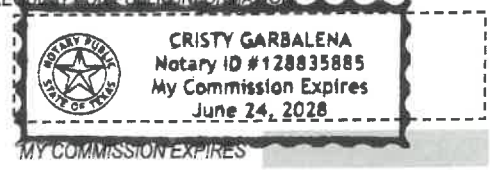
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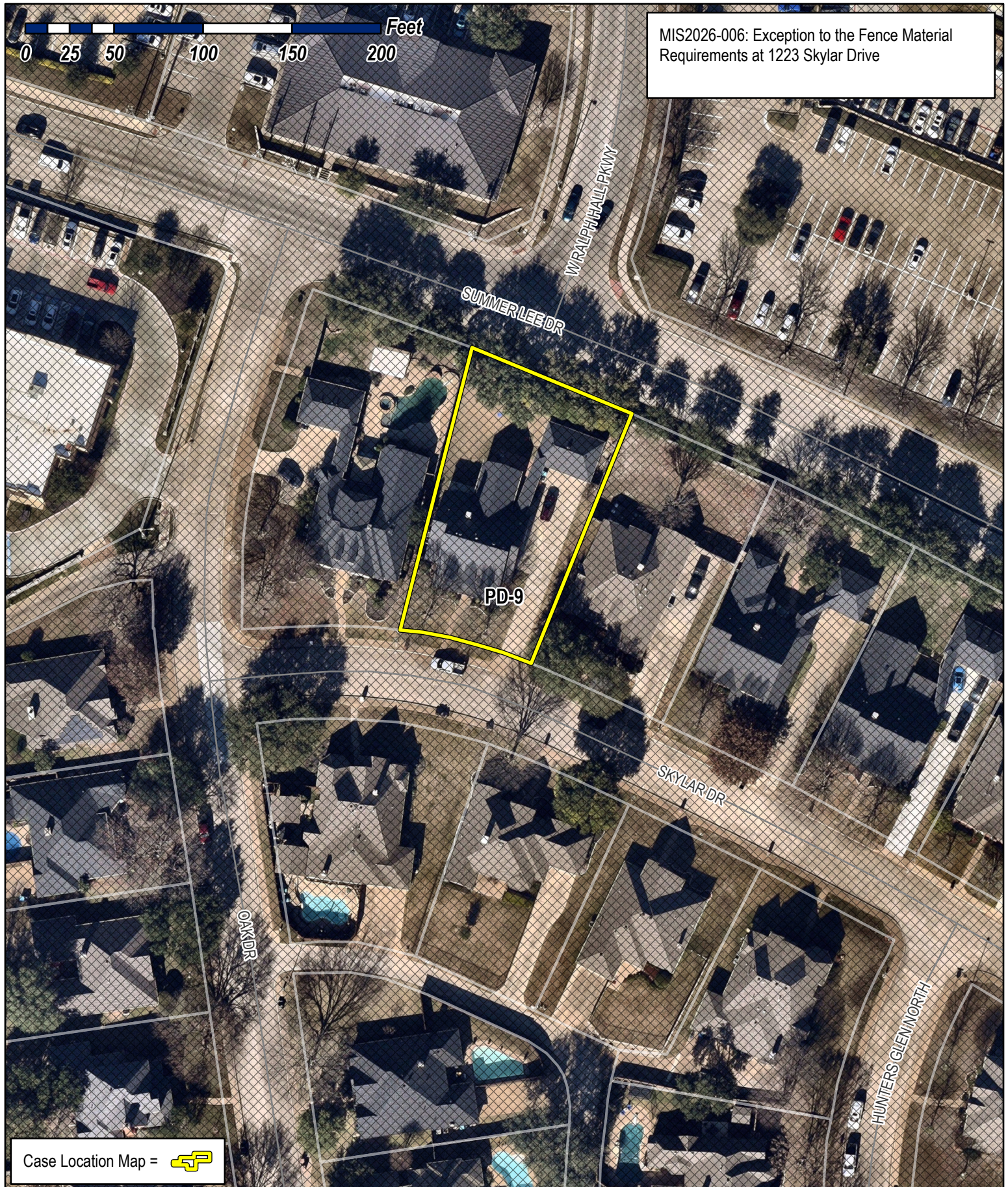
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]





MIS2026-006: 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.



25-March 2026

Dear Planning and Zoning Department,

Following our meeting on February 24, 2026, our original fence design was reviewed and ultimately denied the metal on the outside of the fence. However, during that discussion, it was communicated that the design would be acceptable if modifications were made so that the rear portion of the fence consisted of wood to maintain the uniformity of the neighborhood. Based on that guidance, we have revised our proposal accordingly and are submitting this updated design in alignment with those recommendations.

The original 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



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



Proposed Fence

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 24, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

5 6 I. CALL TO ORDER

7
8 Chairman Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Hagaman, Carin Brock, Ellis
9 Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee.
10 Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala. City Engineer Amy Williams and Civil
11 Engineer Madelyn Price. Staff absent were Assistant City Engineer Jonathan Browning.

12 13 II. APPOINTMENTS

- 14
15 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for
16 items on the agenda requiring architectural review.

17
18 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural
19 Review Board meeting.

20 21 III. OPEN FORUM

22
23 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the
24 policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN
25 FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings
26 Act.*

27
28 Chairman Dr. Conway explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being
29 no one indicating such Chairman Dr. Conway closed the open forum.

30 31 IV. CONSENT AGENDA

32
33 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
34 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 35
36 2. Approval of the Minutes for the February 10, 2026 Planning and Zoning Commission meeting.

37 38 3. **P2026-006 (HENRY LEE)**

39 Consider a request by Jared Earney of Kimley-Horn on behalf of Rance Rushing of Cornerstone Community Church of Rockwall and Joseph Bickham of Fuel
40 City Rockwall, LLC for the approval of a Final Plat for Lots 1-3, Block A and Lot 1, Block B, Squabble Creek Estates Addition being a 39.894-acre tract of land
41 identified as Lot 1, Block A, Cornerstone Community Church Addition and Tract 3 of N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County,
42 Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at
43 the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

44
45 Commissioner Roth made a motion to approve the Consent Agenda. Commissioner Brock seconded the motion which passed by a vote of 7-0.

46 47 V. PUBLIC HEARING ITEMS

48
49 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please
50 submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning
51 Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments
52 to three (3) minutes out of respect for the time of other citizens.*

53 54 4. **Z2026-002 (ANGELICA GUEVARA)**

55 Hold a public hearing to discuss and consider a request by Alex Flores for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
56 Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned
57 Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 214 Blanche Drive, and take any action necessary.

58
59 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The Commission recently reviewed this request
60 for a Specific Use Permit for Residential Infill at 214 Blanche Drive. After consideration, the Commission voted 6-1 to recommend denial of the
61 request without prejudice, citing the applicant's failure to incorporate a required two-car garage as the primary reason for the recommendation. Prior
62 to the City Council meeting, the applicant submitted a revised residential plot plan and updated building elevations that include a two-car garage. In
63 light of this revision, the City Council remanded the case to the Planning and Zoning Commission for further review. The proposed two (2) garage is
64 now designed to extend 13 feet, 6½ inches in front of the home's front façade, rather than being located 20 feet behind the front façade as required

65 by the Unified Development Code (UDC). Staff should note that similar requests featuring this garage configuration have been approved previously
66 within this subdivision. Besides this deviation, the proposed home meets all other density and dimensional requirements for a home within this
67 district.
68

69 Commissioner Schoen asked if the variance was 13 feet instead of the 20 feet that is required.
70

71 Alex Flores
72 466 Renee Drive
73 Rockwall, TX 75032
74

75 Mr. Flores came forward and explained he had to change the house to meet budget.
76

77 Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time, there being no one indicating
78 such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.
79

80 Commissioner Brock made a motion to approve Z2026-002. Commissioner Hilliard seconded the motion which passed by a vote of 7-0.
81

82 VI. ACTION ITEMS
83

84 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
85 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
86

87 5. **SP2025-042 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO THE MARCH 10, 2026 MEETING]**

88 Discuss and consider a request by Henry Nguyen of Henry Nguyen Consulting, LLC on behalf of Lien Nguyen of Beauty Legacy, LLC for the approval of a *Site*
89 *Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned
90 Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.
91

92 6. **SP2026-002 (HENRY LEE)**

93 Discuss and consider a request by Salvador Salcedo for the approval of a *Site Plan* for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as
94 Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855
95 Whitmore Drive, and take any action necessary.
96

97 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This request has come before the commission a few times.
98 Previously it was denied due to the variance associated with the building primarily being that the overhead doors were facing directly on to Whitmore
99 drive without the necessary screening. In this case the applicant has returned and they have rotated the bay door and added it to the left side of the
100 building; therefore, moving the variance however through the design process with this case they did identify that there is essentially a fire lane
101 easement that has been platted on the property prior to this being requested and with that they're trying to match the same design scheme as the
102 property to the west that has parking in between the drive way and the road. This would roughly leave about 10 feet between the road and the edge
103 of the parking with that to get the utility easement and the landscape buffer in there they could not make it work. Therefore, they're requesting a 5-
104 foot landscape buffer instead of a 10-foot landscape buffer. However, they're still providing the other landscape obligations and that 5-foot buffer.
105 As indicated the Architectural Review Board (ARB) reviewed it and essentially asked that the store front continue all across and add the transoms
106 above to make it 10 feet tall and raise the canopy as well as indicate the water table between the stone and the brick of the building. The variance is
107 a discretionary decision for the Planning and Zoning commission and it does require a supermajority vote.
108

109 Director of Planning and Zoning Ryan Miller explained that in light of the applicant missing the meeting and accordance to the unified development
110 code he would recommend that the Planning and Zoning Commission either table the request to allow the applicant to comeback at a later date or
111 deny without prejudice.
112

113 Commissioner Schoen explained he had a hard time approving this case if the ARB had to go back to and review a few items and the applicant not
114 being at the meeting and he recommended that it should be tabled until the applicant can attend the meeting and if he fails to show up the next rime,
115 it would be a denial.
116

117 Director of Planning and Zoning Ryan Miller explained that would give the applicant time to change the elevations that ARB is requesting and time
118 for them to review before it comes forward to the commission.
119

120 Commissioner Brock explained if there was a potential compensatory measure they can add she would like to see that included
121

122 Commissioner Schoen made a motion to table SP2026-002 to the March 10th meeting. Commissioner Brock seconded the motion which was tabled
123 by a vote of 7-0.
124

125 7. **MIS2026-002 (BETHANY ROSS)**

126 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
127 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
128 Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses, addressed as 1223 Skylar Drive, and take any action necessary.
129

130 Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. In November the Neighborhood Improvement Services
131 (NIS) Division received a complaint regarding the construction of a metal fence without the required permit. Investigation confirmed that the fence
132 had been installed without prior approval rather than removing the fence the applicant submitted and was granted multiple extensions from the NIS

133 and in February the applicant submitted a development application seeking an exception to the fence material requirements for the already
134 constructed fence. This request is therefore an after the fact attempt to obtain approval for the completed without authorization and the applicant
135 was required to pay the noncompliance structure fee at the time of submission. The UDC require that fences in the established residential areas be
136 architecturally compatible with existing neighborhood material and that solid fencing be constructed with standard cedar materials. The intent of
137 these standards is to preserve the neighborhood cohesion and establish the subdivision character. In this case the applicant replaced the existing
138 8-foot cedar fence with an 8-foot cedar post fence with metal panels. The installed metal panels are not architecturally compatible with the
139 predominantly cedar fencing within the subdivision and go against the purpose of the adopted fence standards. Additionally, the approval may set
140 a precedent in the area.

141
142 Vice-Chairman Hagman asked for the height of the new fence.

143
144 Commissioner Schoen asked if they can have metal post.

145
146 William Watson
147 1223 Skylar Drive
148 Rockwall, TX 75032

149
150 Mr. Watson came forward and explained he was not aware of the building code of the metal fence post and cedar fences.

151
152 Commissioner Roth asked if he would add cedar pickets across the fence.

153
154 Commissioner Brock explained it is less of an issue with the material instead of the conformity with the rest of the neighborhood and the cohesive
155 look.

156
157 Commissioner Schoen asked how thick the poles were.

158
159 Commissioner Schoen made a motion to deny without prejudice MIS2026-002. Commissioner Hilliard seconded the motion which was denied without
160 prejudice by a vote of 7-0.

161
162 8. MIS2026-003 (ANGELICA GUEVARA)

163 Discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a *Special Request* to reduce the front yard building setback on a
164 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7)
165 District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary.

166
167 Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The subject property is located at 606 E. Ross
168 Street and is zoned Single-Family 7 (SF-7) District. The applicant is requesting the approval of a Special Request to reduce the front yard building
169 setback from 20-feet to ten (10) feet adjacent to Lamar Street on a corner lot. A bit of background on the property. On September 2, 2025, the City
170 Council approved a Specific Use Permit (SUP) to allow the construction of a single-family residence. Following this, staff was informed by the
171 Building Inspections Department that the applicant had begun construction on a covered patio and dining room addition that were not included with
172 the approved SUP ordinance. It should be noted that the building permit for the single-family home included plans for the covered patio, and that the
173 permit was issued in error; however, the permit did not include the plans for the dining room addition. Today, both the covered patio and dining
174 room area currently encroach into the required 20-foot setback adjacent to Lamar Street. If this request is approved all revised drawings will need to
175 be submitted to the Building Inspections Department for review and approval; however, if the request is denied, the applicant has been made aware
176 that removal of the unpermitted structures/area will be required. When reviewing this case, staff should note that while the right-of-way has been
177 dedicated for Lamar Street only a portion of this roadway has been constructed. Additionally, there are two (2) other properties within close proximity
178 with side setbacks less than 20-feet, including the home directly across the street from the subject property. With this being said, the approval of a
179 Special Request is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

180
181 Commissioner Brock asked if there were any safety issues with the setbacks they were proposing.

182
183 Kevin Osornio
184 286 Smith Acres
185 Royse City, TX 75189

186
187 Mr. Osornio came forward and provided details in regards to his request.

188
189 Commissioner Schoen explained he has a hard time when applicants build and do not have a permit.

190
191 Vice-Chairman Hagaman asked if the covered patio was only a 10 feet setback.

192
193 Commissioner Brock made a motion to approve MIS2026-003. Vice-Chairman Hagaman seconded the motion which passed by a vote of 7-0.

194
195 VII. DISCUSSION ITEMS

196
197 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
198 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items*
199 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
200 *following cases is March 10, 2026.*

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9. **Z2026-004 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Peter Drake
1982 Sterling Court
Rockwall, TX 75087

Mr. Drake came forward and explained he wanted to build a shop in his backyard for him to store his boat and trailer in there. Also does wood work as a hobby and would like to be able to do it in his backyard.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

10. **Z2026-005 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD, LLC on behalf of Michael Guerrero of Atticus Summer Lee Townhomes, LLC for the approval of a PD Development Plan for 31 single-family residential lots on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict*, generally located on the east side of Glen Hill Way, north of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. A bit of history, Planned Development District 32 originally entitled 49 zero lot line homes for the residential district. This was changed through a Planned development plan previously to 42 town homes on the subject property. However, that project was never constructed and now the applicant is requesting a new PD Development Plan to incorporate a 20-single-family home and 11 townhomes. When looking at the planned development district 13 does have some density and dimensional requirements as well as architectural guidelines. When looking at the design elements it has requirements for the lots 30 x 90, but the lots appear to be smaller then that. They're not incorporating sidewalks through the subdivision and they're not providing additional amenities for the residential district. Staff has sent comments to the applicant.

Director of Planning and Zoning Ryan Miller explained this has a number of issues and they will be recommending to the applicant they pull back and withdraw and try to resubmit.

Commissioner Brock explained it currently does not meet any of the residential sub district requirements.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

11. **Z2026-006 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP), superseding *Ordinance No. 25-80 [S-389]*, allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicants request. This came forward last year and was approved with a guest quarter. They decided against the guest quarters and now they're just requesting a bigger house to accommodate. They meet all density and dimensional requirements for a single-family home. .

Michael Lewis and Megan Green
2592 FM-549
Rockwall, TX 75032

Mr. Lewis and Ms. Green came forward and provided additional details in regards to their request.

Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

12. **Z2026-007 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicant's request.

Clay Collier
3333 Miller Park South
Garland, TX 75042

269 Matt Wavering
270 2610 Observation Trail
271 Rockwall, TX 75032

272
273 Mr. Wavering came forward and provided additional details in regard to the applicants request.

274
275 Director of Planning and Zoning Ryan Miller explained the future land use map. He explained that Mr. Wavering indicated that it is technology and
276 employment but in 2019 in the Comprehensive plan they adopted these district strategies and this was something the CPAC community went back
277 and forth on. Since the unique nature of this property being adjacent to railroad. Ultimately, staff decided on creating a base zoning that would show
278 technology and employment but cross hatched out and created a district strategy that basically would give City Council the ability to consider an
279 either-or situation depending on how the area developed.

280
281 Commissioner Brock explained she appreciated the clarification.

282
283 Vice-Chairman Hagman asked if A got built out is there a timeline for B.

284
285 Mr. Collier explained there was no timeline yet.

286
287 Commissioner Schoen asked if there is a right way to continue Justin road all the way to John King.

288
289 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

290
291 13. Z2026-008 (ANGELICA GUEVARA)

292 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval
293 of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.150-acre
294 tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed
295 as 213 S. Clark Street, and take any action necessary.

296
297 Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The proposed home meets all of the
298 requirements for a home in a SF-7 District with the exception of the driveway. The minimum length of driveway pavement from public right-of-way
299 for side yards is 20-feet. This item will just need to be revised on the residential plot plan. For the record, staff would also note that in 2014 the Board
300 of Adjustments approved a reduced side-yard setback of 10 feet for this property, which is accurately depicted on the submitted plot plan.

301
302 Javier Silva
303 58 Windsor Drive
304 Rockwall, TX 75032

305
306 Mr. Silva came forward and provided additional details in regards to his request.

307
308 Commissioner Schoen asked if he would be able to make the turn into the driveway.

309
310 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

311
312 14. Z2026-009 (HENRY LEE)

313 Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for
314 the approval of a Specific Use Permit (SUP) for a Major Auto Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey,
315 Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally
316 located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary.

317 Tyler Adams
318 100 N Cottonwood Drive
319 Richardson, TX 75080

320
321 Mr. Adams came forward and explained this was submitted previously and explained it would be a lighter use of repairs.

322
323 Director of Planning and Zoning Ryan Miller explained it was Heavy Automotive.

324
325 Director of Planning and Zoning Ryan Miller explained that TL Townsend has not been finished out and will need to get constructed.

326
327 Chairman Dr. Conway asked if there was a school across the street.

328
329 Commissioner Schoen explained he would need answers in regards to parking.

330
331 Commissioner Brock explained this was a challenging site and she did not like that it was this close to residential without the landscaping.

332
333 Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.

334
335 15. Z2026-010 (ANGELICA GUEVARA)

336 Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for
337 *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.248-acre parcel of land identified as Lot 13, Block A,
338 Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any
339 action necessary.
340

341 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. This is a request for a Specific Use Permit**
342 **(SUP) for Residential Infill at 709 Forest Trace. This same request was previously approved by City Council in August 2023; however, the SUP and**
343 **building permit expired and the applicant is required to go through the approval process again. With that being said, there are no proposed changes**
344 **to the residence from what was originally approved by ordinance. The proposed home remains compliant with all development standards in a Single-**
345 **Family 10 (SF-10) District.**
346

347 **Director of Planning and Zoning Ryan Miller also explained this was a big reason why they put in place the requirements to expiring building permits**
348 **if no substantial action had been taken within 6 months. As Angelica, indicated this site has not had any substantial progress for completion. This**
349 **would need to be taken into consideration for the applicant's ability to finish this project. Recently a stop work order was issued.**
350

351 **Commissioner Bentley explained if the permit had been expired.**
352

353 **Commissioner Bentley asked if they have anything in discretion to determine based upon what he does.**
354

355 **Attorney Spencer Nealy explained they do have it in their discretion for the Specific Use Permit (SUP).**
356

357 **Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.**
358

359 **16. SP2026-005 (ANGELICA GUEVARA)**

360 Discuss and consider a request by Holly Marshall for the approval of a *Site Plan* for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a
361 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated
362 within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.
363

364 **Planning Technician Angelica Guevara provided a brief summary in regard to the applicant's request. The applicant is requesting approval of a Site**
365 **Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive (5013 Coffee) at 1011 S. Goliad Street. Staff is currently working through**
366 **comments with the applicant. As you heard earlier, ARB reviewed the elevations and recommended approval by a vote of 3-0.**
367

368 **Chairman Dr. Conway advised that this item will come back before the commission for discussion or action on March 10, 2026.**
369

370 **17. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).**
371

- 372 • P2025-045: Final Plat for Phase 1 of the Juniper Subdivision **(APPROVED)**
- 373 • Z2025-075: Zoning Change (SF-7, SF-10 & GR to PD) for First Baptist Church Rockwall **(2ND READING; APPROVED)**
- 374 • Z2026-001: Text Amendment for *Banquet Facility/Event Hall* by Specific Use Permit (SUP) in Light Industrial (LI) District **(1ST READING; APPROVED)**
- 375 • Z2026-002: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 214 Blanche Drive **(REMANDED BACK TO THE PLANNING**
376 **AND ZONING COMMISSION)**
377

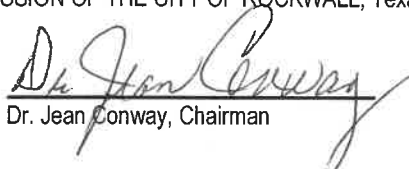
378 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**
379

380 **VIII. ADJOURNMENT**
381

382 **Chairman Dr. Conway adjourned the meeting at 8:04PM**
383

384 **PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11 day of March,**
385 **2026.**
386

387
388
389 **Attest:** 
390 _____
391 **Melanie Zavala, Planning Coordinator**
392


Dr. Jean Conway, Chairman



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,

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



DATE: April 29, 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: MIS2026-006; *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 approved by the Planning and Zoning Commission on April 28, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant will be required to obtain a fence permit for the installation of the additional fence pickets, and
- (2) 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 April 28, 2026, 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) 772-6488.

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