



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032

Subdivision Best Estate Lot _____ Block _____

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use _____

Proposed Zoning Fence variance Proposed Use SAME

Acreeage 2.6 Lots [Current] _____ Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> Owner <u>James Best</u>	<input type="checkbox"/> Applicant _____
Contact Person _____	Contact Person _____
Address <u>7235 S. Fm 549</u>	Address _____
City, State & Zip <u>Heath Tx 75032</u>	City, State & Zip _____
Phone <u>214-528-6060</u>	Phone _____
E-Mail <u>JBest@BestLawCenter.com</u>	E-Mail _____

NOTARY VERIFICATION [REQUIRED]

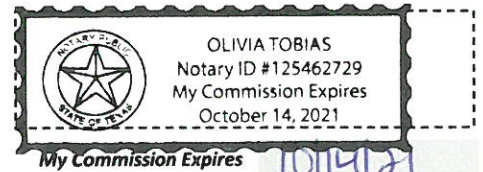
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:


"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 28 day of July, 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 28 day of July, 2020

Owner's Signature _____

Notary Public in and for the State of Texas _____



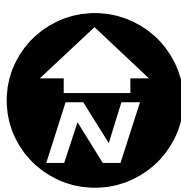
MIS2020-013- SPECIAL EXCEPTION FOR 54 SHADY DALE LANE
MISCELLANEOUS - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

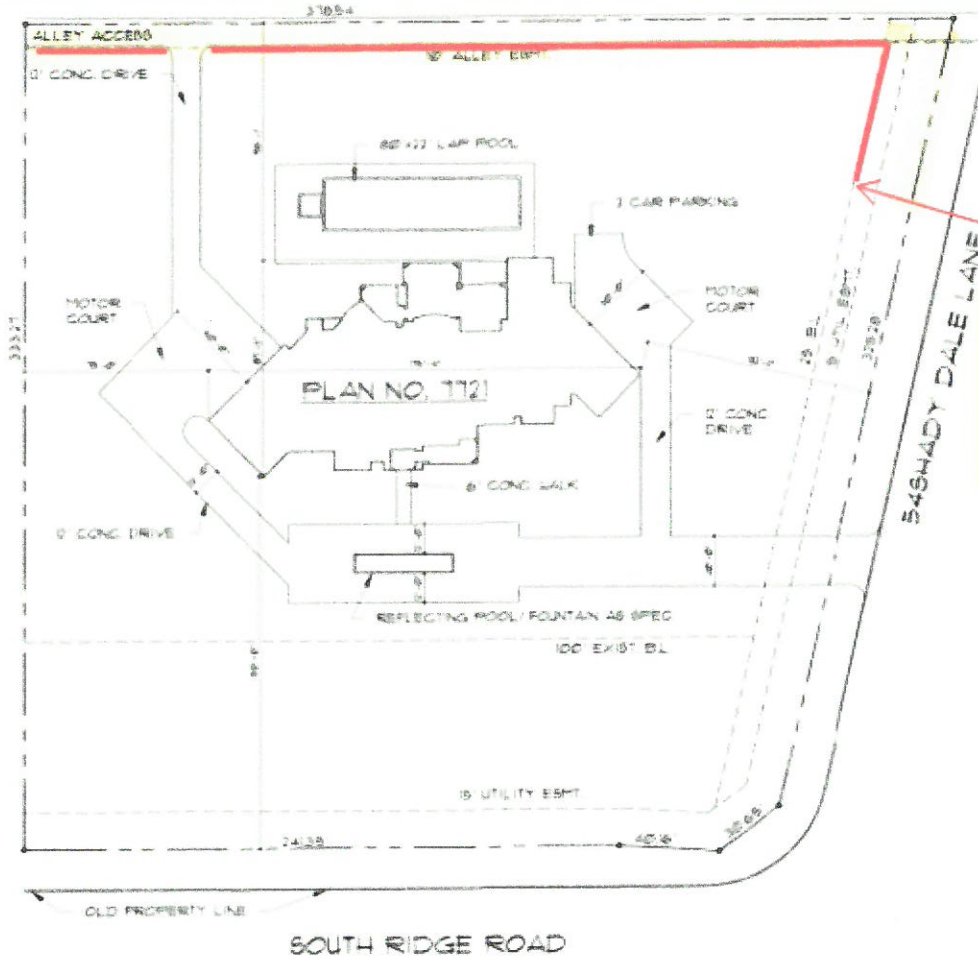
To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

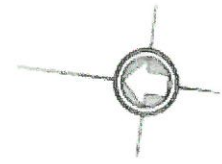
Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.

Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis.



WALL WOULD HAVE TO STOP AT THE BUILD LINE AND NOT BE LOCATED WITHIN ANY EASEMENTS INCLUDING THE ALLEY

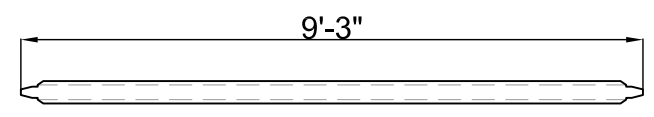


PLOT PLAN
 SCALE: 1/8" = 1'-0"
 LOT #1, BLK 1A1
 BEST ESTATE ADDITION
 ROCKWALL, TEXAS
 PLAN NO. 1121

RICK SHIPLEY
 CUSTOM HOMES
 DESIGN, BUILD, MANAGE

BEST RESIDENCE
 54SHADY DALE LN, ROCKWALL, TX 75087
 LOT #1, BLK 1A1, BEST ESTATE ADDITION

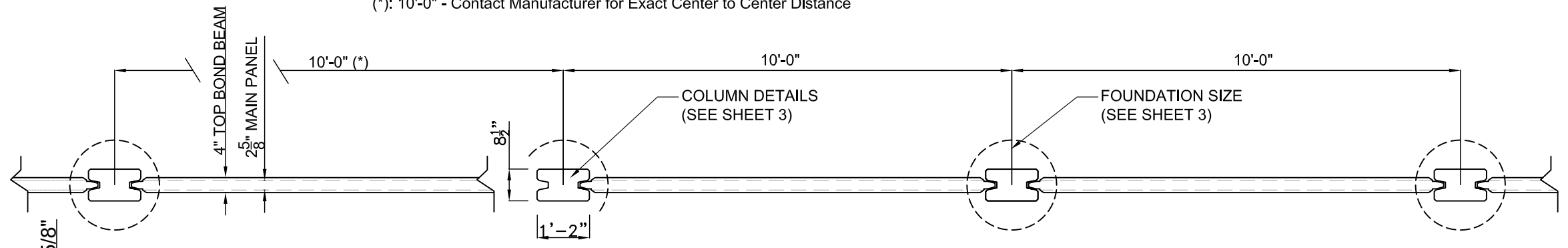
PLOT
 6 11



TYPICAL WALL PLAN VIEW

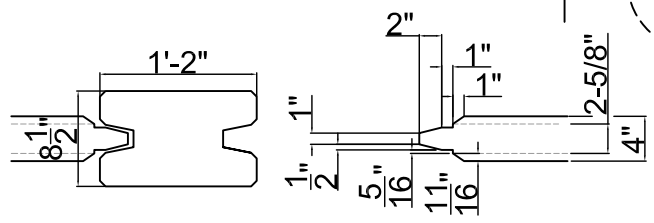
SCALE: NTS

(*): 10'-0" - Contact Manufacturer for Exact Center to Center Distance



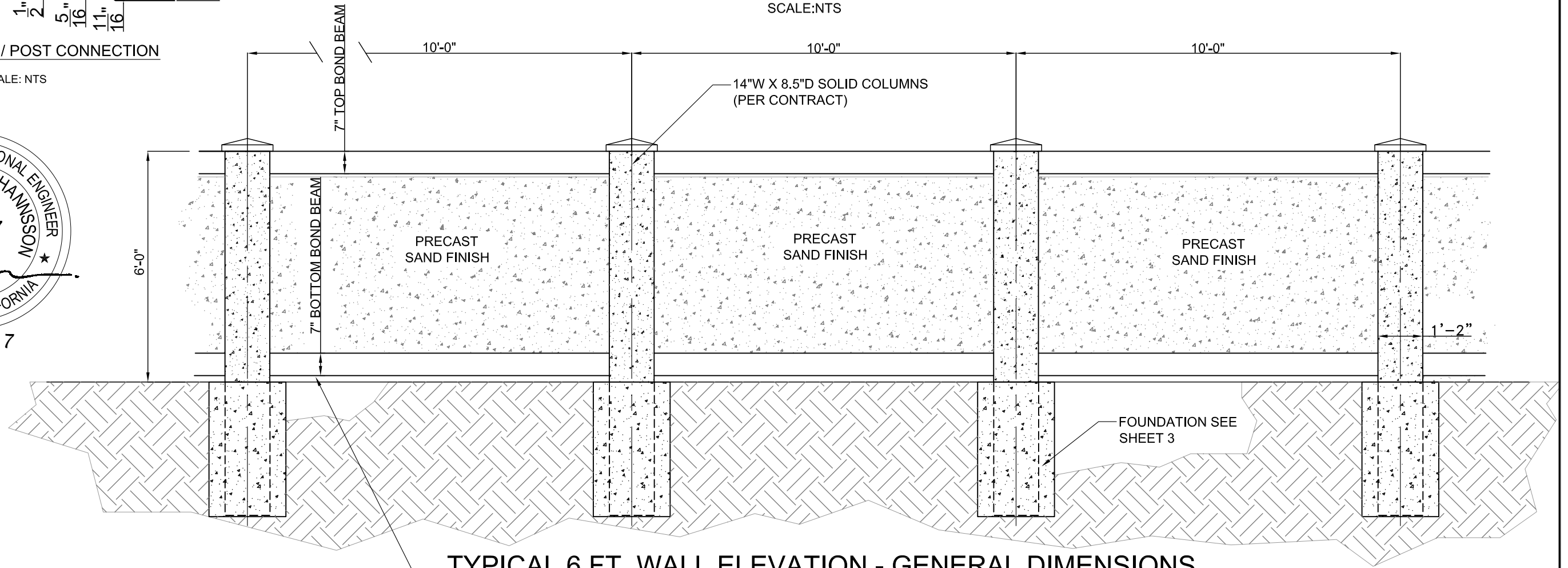
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



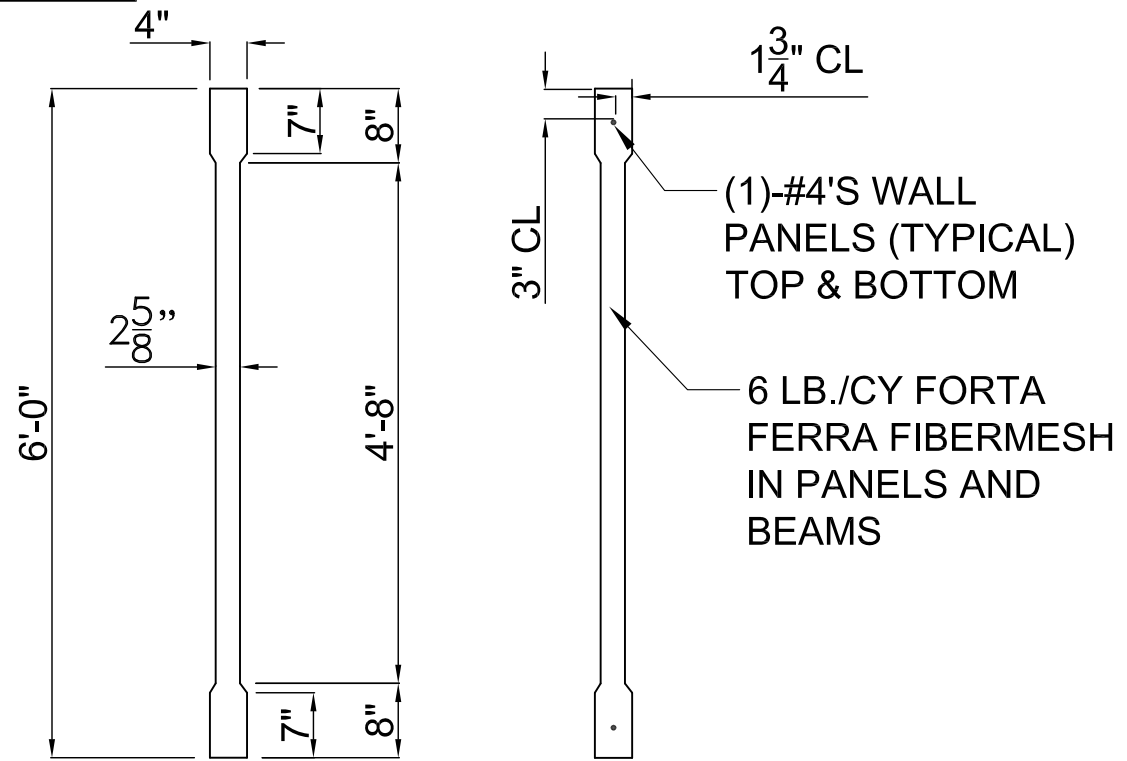
TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS



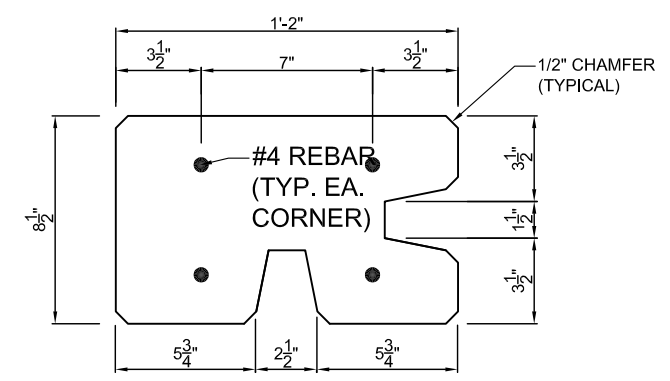
OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833 6' WALL GENERAL DIMENSIONS				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			
REFERENCE DRAWINGS	NO.	DATE	REVISION	BY	CK	APP	P.O. BOX 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)
	1						
	0						
THIS DRAWING IS THE PROPERTY OF JRMAR ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART, EXCEPT BY WRITTEN PERMISSION FROM JRMAR ENGINEERING, INC.				PLOT SCALE: AS NOTED ACTUAL SCALE: AS SHOWN		CAD FILE: Permacast Fencing DATE: RER 06-25-17 CHECK BY: RER 06-25-17 APP BY: RER 06-25-17	
						DISCIPLINE: CIVIL PROJECT: 6' WALL GENERAL DIMENSIONS Sheet 2 REV: 0	

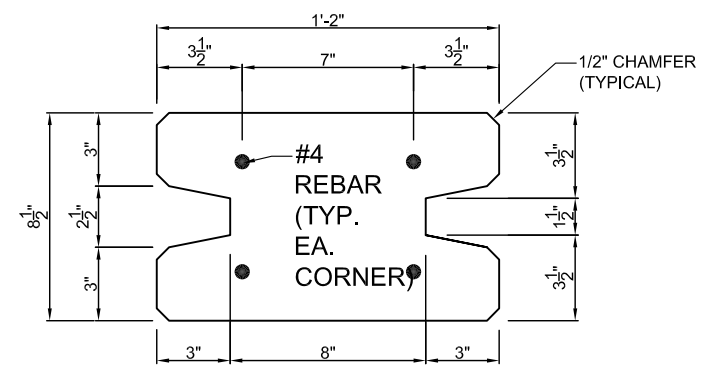


TYPICAL 6 ft. X 10 FT. PERMASAND PANEL

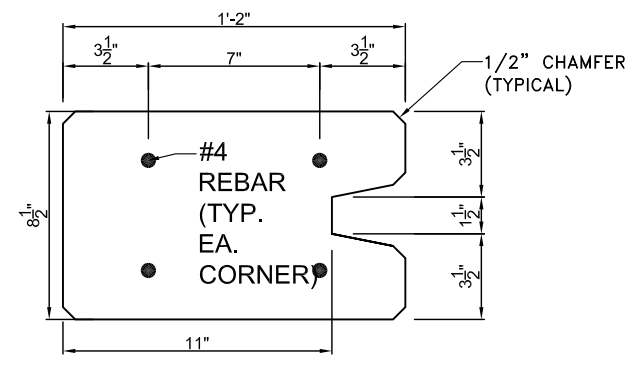
SCALE: NTS



CORNER SOLID POST DETAIL
8-1/2" X 14"



LINE SOLID POST DETAIL
8-1/2" X 14"

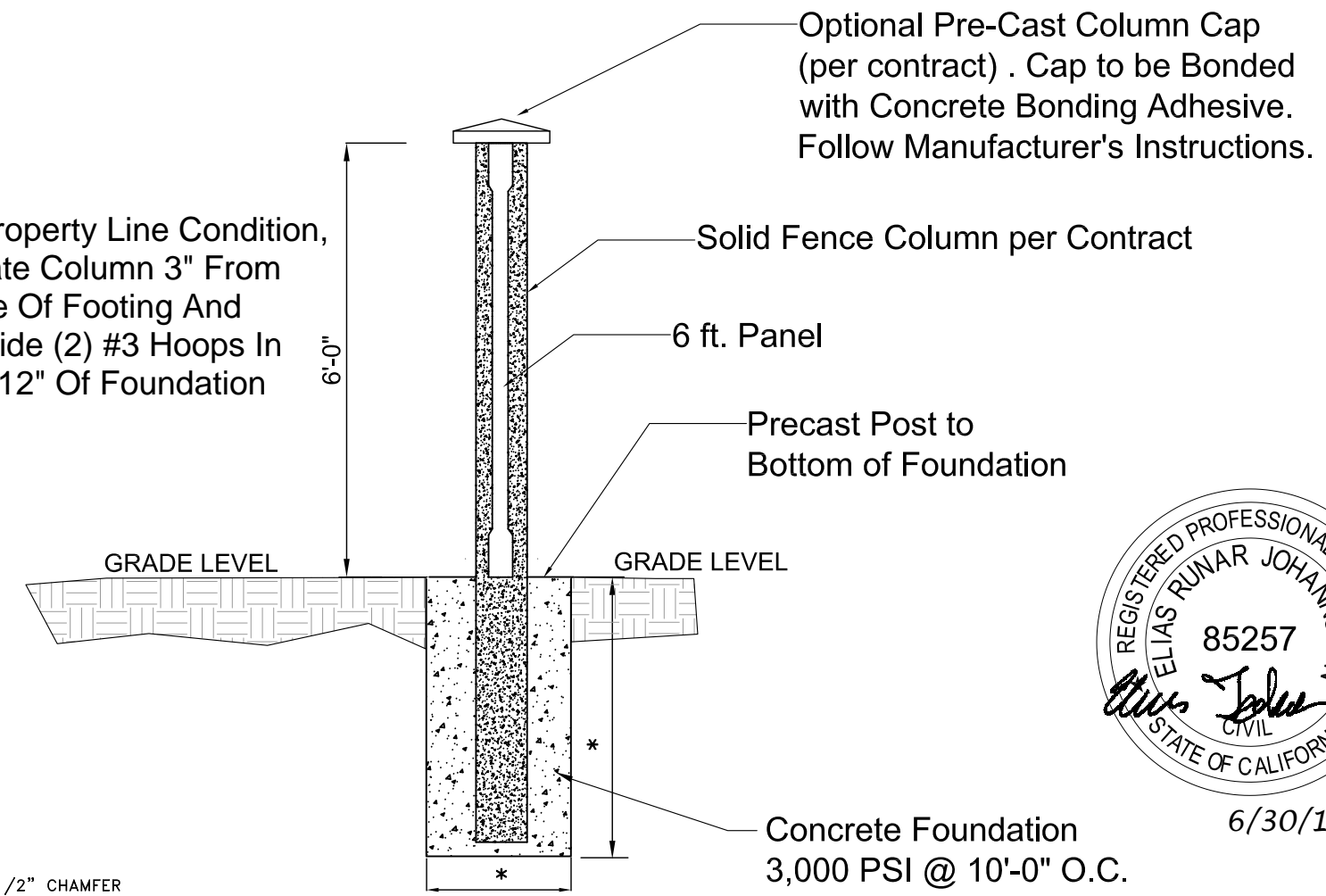


END SOLID POST DETAIL
8-1/2" X 14"

* Foundation Schedule

Wall Height	Foundation Diameter (Inches)	Foundation Depth (Inches)
STANDARD 1.0 6 ft. Wall Height on 10 ft. Centers	24" Diameter	46" Depth
	30" Diameter	44" Depth
	36" Diameter	42" Depth

At Property Line Condition, Locate Column 3" From Edge Of Footing And Provide (2) #3 Hoops In Top 12" Of Foundation Pier.



TYPICAL FOUNDATION for 6 FT. COLUMN FOR PERMASAND (10 FT. O/C)

SCALE: NTS



6/30/17

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833 FOUNDATION, PANEL, & COLUMN DETAILS				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			
NO.	DATE	REVISION	BY	CK	APP	P.O. BOX 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)	
1						DISCIPLINE: CIVIL	
0						PROJECT: PERMACAST PRECAST CONCRETE FENCE	
REFERENCE DRAWINGS			CAD FILE: Permacast Fence.dwg	DATE: RER 06-25-17	SHEET: 3 OF 3		
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						REV: 0	

Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS

