



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. MIS 2020-014

**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) <sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre) <sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

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

**Zoning Application Fees:**

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

**Other Application Fees:**

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

**Notes:**

<sup>1</sup> 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 307 Wade Drive

Subdivision No Subdivision

Lot 1 Block A

General Location Washington / ~~Marion~~ Wade

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

Current Zoning SF7

Current Use R

Proposed Zoning SF7

Proposed Use R

Acreage 3.51

Lots [Current] 1

Lots [Proposed] 1

**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 Sandie Wood

Applicant

Contact Person Sandie Wood

Contact Person

Address 8718 Clearlake Dr.

Address

City, State & Zip Rowlett, TX 75088

City, State & Zip

Phone 214-282-8024

Phone

E-Mail Sandie.Wood@verizon.net

E-Mail

**NOTARY VERIFICATION [REQUIRED]**

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

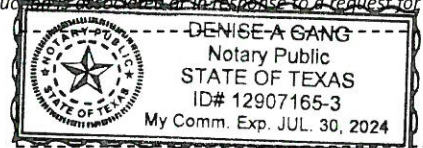
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of October, 20 20. By signing this application, 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 necessary in response to a request for public information."

Given under my hand and seal of office on this the 15<sup>th</sup> day of October, 20 20.

Owner's Signature

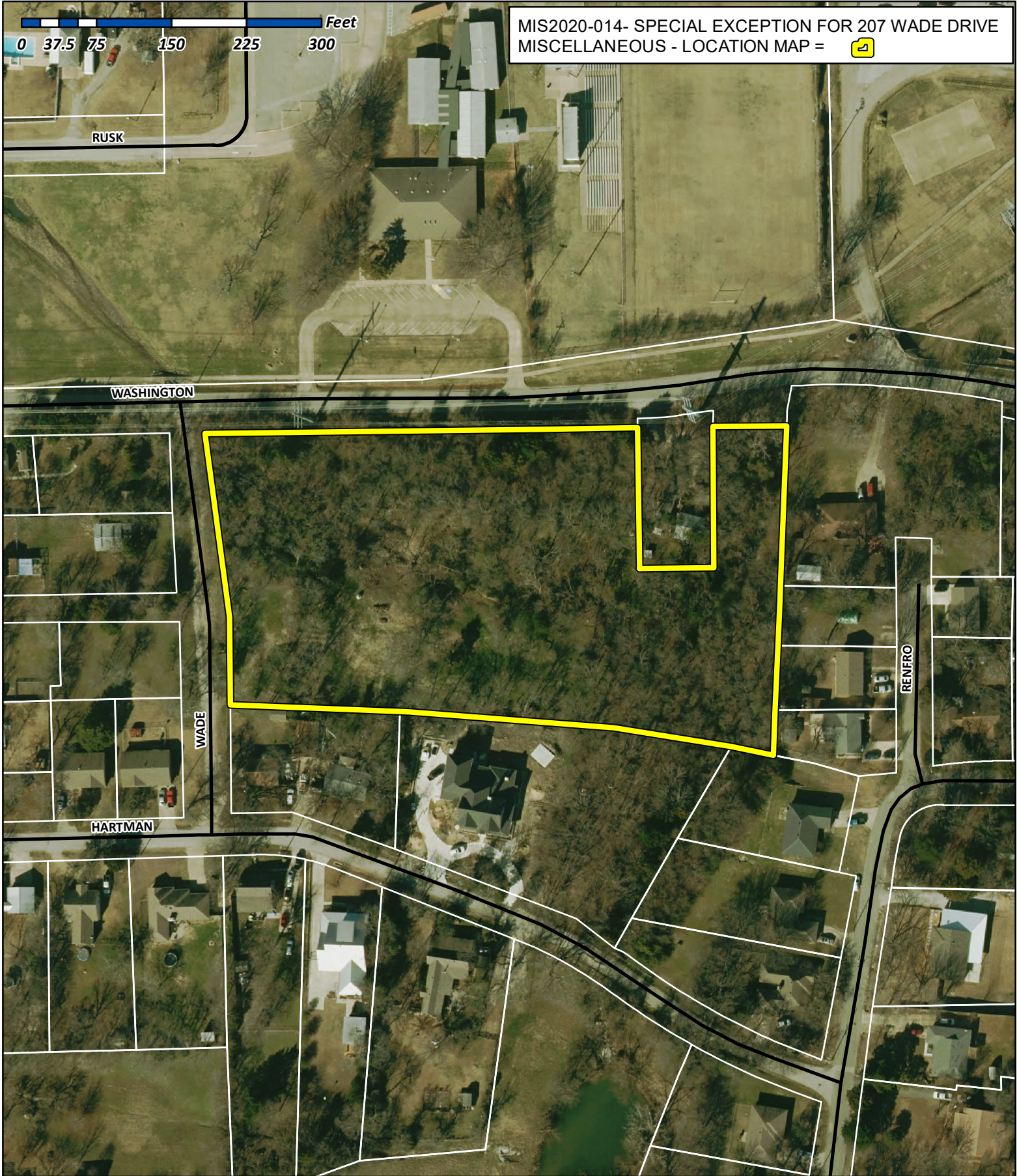
Sandie Wood

Notary Public in and for the State of Texas



My Commission Expires





# 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.





Timeline Prepared by the Building Inspections Department for 207 Wade St.

- Mrs. Wood contacted the building inspection department multiple times years ago. At that time she stressed to us the need for a fence around her property to keep people from illegally dumping trash. I explained to her that she would need a permit for a fence and that most areas of her property could not be fenced because of a flood plain.
- 6/12/2020: After seeing the fence installed without permit our building inspector, Mike Tiehen, contacted Mrs. Wood and her builder, Perry Bowen. Over the speaker phone he explained that the fence did not meet the fence material requirement and would require a permit and this could hold up the final inspection.
- 8/19/2020: Our Plans Examiner, Craig Foshee, sent Mrs. Wood an email detailing the fence permitting requirements. He also notified her about the installed fence deficiency and zoning requirements.
- 9/21/2020: Perry Bowen visited City Hall and spoke with our Plans Examiner, Craig Foshee. He once again explained the fence requirements and gave him a copy of the email he sent to Mrs. Wood on 8/19/2020.
- 10/15/2020: Mrs. Wood visited City Hall and spoke with Rusty McDowell, BI Supervisor and with Angelica Gamez and Henry Lee from the Planning Zoning Department. Mrs. Wood explained to the staff once again her needs of having fence and that the fence that was installed was donated to her. She stated that she had no idea that she needed a permit for the fence. It was explained to her once again that she needed a permit to build a fence and that the location of the installed fence would not be acceptable. We explained this was because of the location of the flood plain, also that the fence may be located past the front of the house, and the use of material (chain link) is not allowed. Mrs. Wood asked the staff if the fence would hold up her final inspection and she was told that it would. After staff discussion with management, Mrs. Wood was given permission to move into her house after she completed the remaining items listed on her disapproved final inspection. She was told she needed to complete an application for a variance with the Planning and Zoning Department.

## Foshee, Craig

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**From:** Foshee, Craig  
**Sent:** Wednesday, August 19, 2020 10:51 AM  
**To:** 'SANDIE.WOOD@VERIZON.NET'  
**Cc:** Gamez, Angelica  
**Subject:** 207 Wade Drive 6' chain link fence - Permit Application  
**Attachments:** SPECIAL EXCEPTION Application.pdf

**Importance:** High

Please be advised we were unable to approve your fence permit application due to new chain link fences are not permitted within residential districts, and fencing installed past the front façade is considered a front yard fence which requires a Special Exception by the Planning and Zoning Commission. If you wish to apply for a Special Exception for a front yard fence please contact the Planning & Zoning Dept. @ 972-771-7745 or Angelica Gamez who is also attached to this email.

**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. These exceptions will not be subject to the approval criteria and voting requirements stipulated by Section 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures.

Approved front yard fencing for residential properties are as follows:

- (1) **Fences in the Front Yard.** No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:
  - (a) **Wood Fences.** Wood fences that are 50% transparent shall not exceed 42-inches in height.
  - (b) **Wrought Iron or Decorative Metal Fences.** Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
  - (c) **Opaque Fences.** Opaque fences are prohibited in the front yard of residential properties.

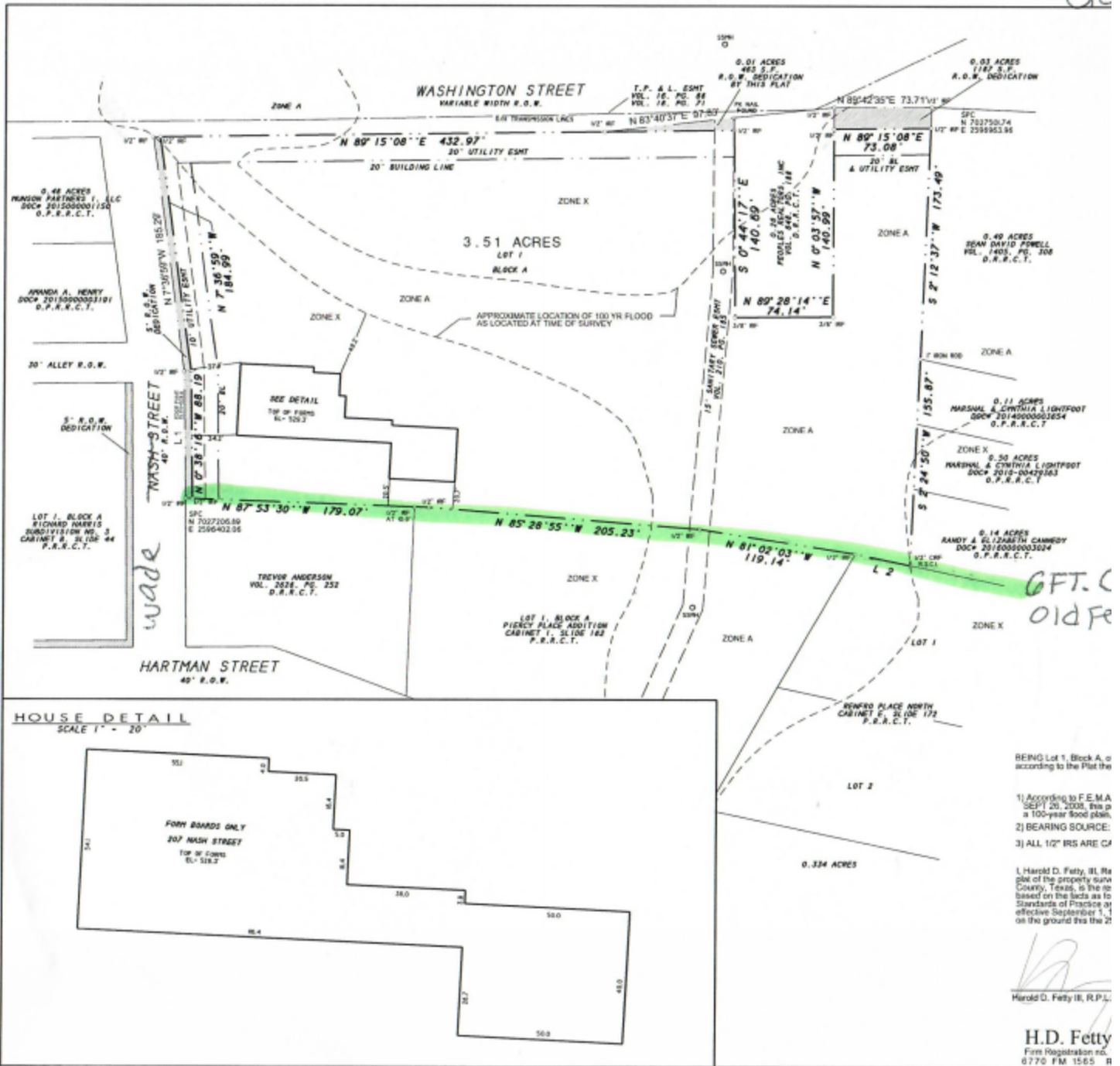
**In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.**

Approved perimeter fencing (behind the front façade) for residential properties are as follows:



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.

1. **Wrought Iron** -All transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.
2. **Solid Fencing** - All solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, public park, and/or neighboring properties. Painting a fence with oil or latex based paint shall be prohibited. )



Thank you,

Craig Foshee  
 Plans Examiner  
 Building Inspection  
 City of Rockwall





PRIVATE  
PROPERTY  
NO TRESPASSING

















PRIVATE  
PROPERTY  
NO TRESPASSING

U.S. MAIL  
207



