



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-006

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, Texas 75032

SUBDIVISION Best Estate

LOT

BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best

CURRENT USE

Same

PROPOSED ZONING Fence variance

PROPOSED USE

Same

ACREAGE 2.6 acres

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 James Best

APPLICANT

Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas

CONTACT PERSON

Andrew D. Thomas

ADDRESS

ADDRESS

422 E I-30, Suite F

CITY, STATE & ZIP

CITY, STATE & ZIP

Royse City, Texas 75189

PHONE

PHONE

(469) 965-4500

E-MAIL

E-MAIL

andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

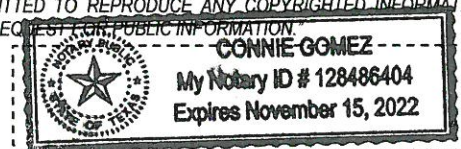
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Best [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2021. 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."

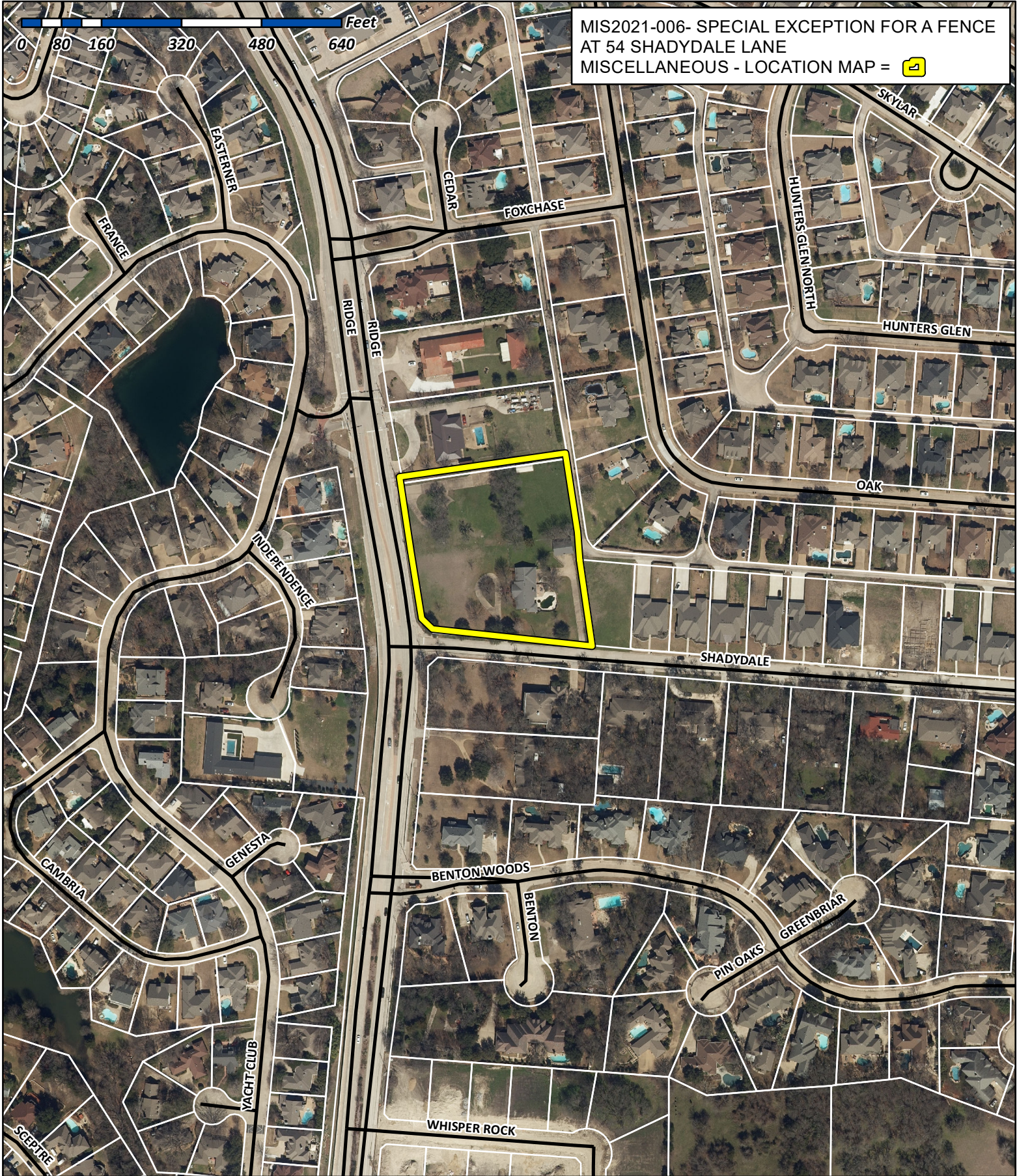
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF April, 2021.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES November 15 2022



MIS2021-006- SPECIAL EXCEPTION FOR A FENCE
 AT 54 SHADYDALE LANE
 MISCELLANEOUS - LOCATION MAP = 

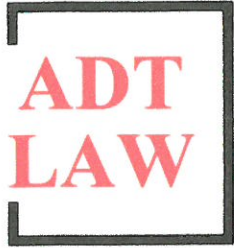


City of Rockwall

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.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department

FROM: James Best c/o Andrew D. Thomas

RE: Third Variance Request: Solid Cast Concrete 8-foot Fence with columns exceeding 8 feet at 54 Shady Dale, Rockwall, Texas 75087

DATE: April 16, 2021

Brief Summary

On February 23, 2021, the Planning & Zoning Commission (**P&Z Board**) unanimously approved a variance allowing the homeowner, Mr. James Best, to construct an 8-foot eight-foot cast concrete fence. Mr. Best had previously applied for a variance to construct a solid cast concrete fence and there had been confusion as to whether he was constructing a 6-foot or 8-foot fence. At the time of the second P&Z hearing, the fence had already been constructed pursuant to a building permit issued by the City of Rockwall for construction of an 8-foot fence on December 23, 2020.

On April 1, 2021, the City of Rockwall advised Mr. Best (1) the fence exceeded the 8-foot height restriction by building permit and the approval Planning & Zoning Commission (**P&Z Board**) and (2) the engineer's letter stated the structure met a 105-mph wind resistance instead of the required 115-mph wind resistance.

Request

Mr. Best comes to the P&Z Board again to explain the topography of the property, how the fence was constructed, and to request a third variance authorizing the existing column heights and accepting the fence as constructed.

Procedural History

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the P&Z Board to construct a concrete cast fence on the property. *See* Ex. A, Second Variance Request at Exs. 1-2, First Application and First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified

Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

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.

See Ex. A, Second Variance Request, at Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request. Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. A, Second Variance Request, at Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Ex. A, Second Variance Request, at Ex. 4, Pictures.

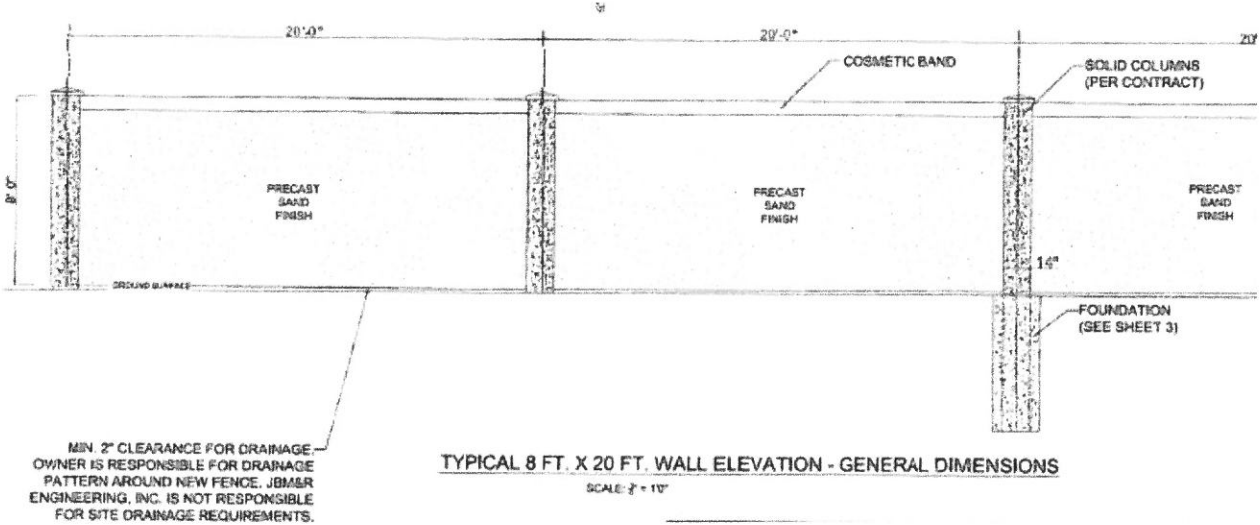
On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. A, Second Variance Request, at Ex. 5. Pursuant to the City's request, Mr. Best made the second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Second Variance Request, at Ex. 3, Building Permit Application; Ex. 4, Pictures. On February 23, 2021, the second variance request was discussed by the P&Z Board and unanimously approved.

On April 1, 2021, City Inspector, Craig Foshee, advised Mr. Best via email that the fence failed inspection because: (1) some of the columns exceeded the eight foot height restriction and (2) the engineer's letter states the structure meets a 105 mph wind resistance instead of the required 115 mph wind resistance. Mr. Forshee advised Mr. Best he would need to obtain another special exception from the P&Z Board.

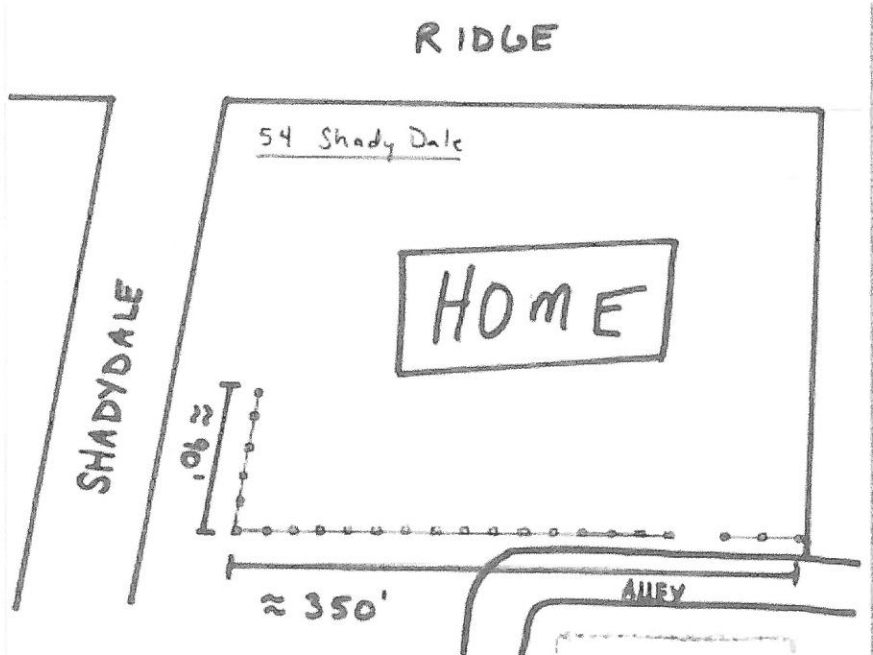
Third Variance Request

Pursuant to the request and instruction of City Staff, Mr. Best requests a third variance authorizing the existing column heights and accepting the fence as constructed.

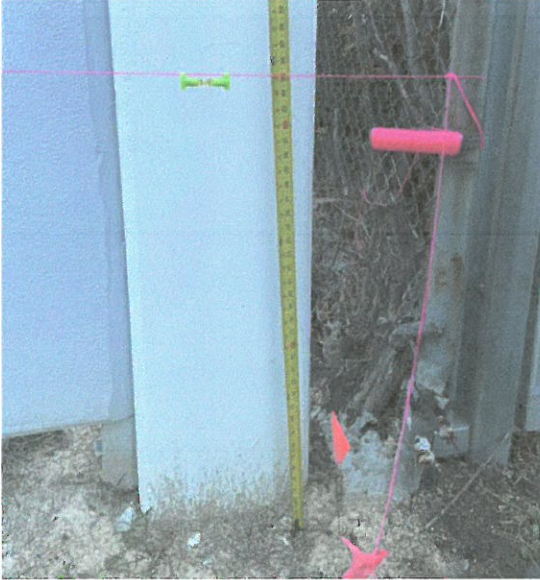
The concrete cast fence is a concrete wall composed of pre-cast concrete panels and columns, which were built in Florida and then shipped to the property for installation. With the exception of the end panels, which have a shorter width, all of the panels measure 8 feet tall by 20 feet wide. The columns extend 5 feet below grade level and are installed by pouring concrete around the column. Once the columns are installed, the panels are then connected between the columns.



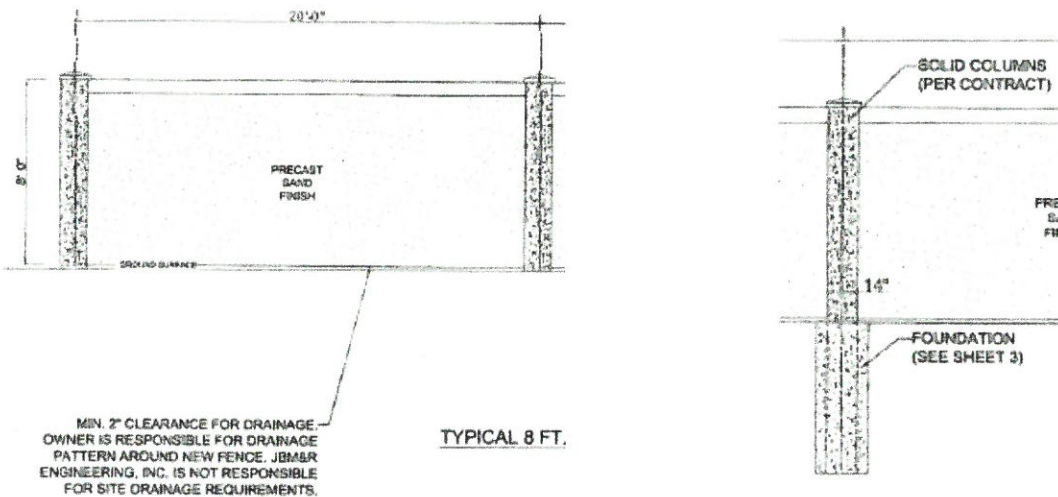
The fence was constructed along the south and eastern edges of the property. It runs approximately 90 feet on the ShadyDale side of the property and approximately 350 feet along the back of the property along the alley.



The property is not level where the fence is constructed. Along ShadyDale, it slopes downward from front to back and decreases along the fence line approximately 15 inches. On the backside of the property, it slopes downward from ShadyDale to the northwest corner of the property and decreases along the fence line approximately 3 feet.



The fence was constructed pursuant to the 8-foot concrete cast plan approved with the building permit and by the P&Z board second variance. The plan identifies 8-foot by 20-foot panels with a minimum of 2-inches of space between the panel and the ground for drainage, and columns extending five-feet into the ground and topped with a decorative cap. The decorative caps are approximately 3.5 inches tall. The plan does not represent the columns will be 8-foot tall, but instead demonstrates the columns will be taller than the panels by the height of the drainage gap and the decorative cap.

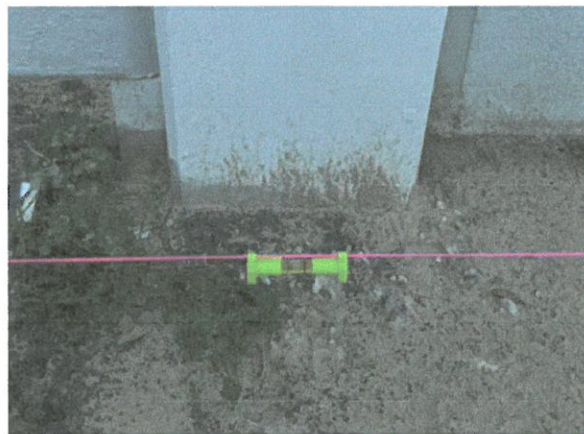


To account for the significant slope of the property along both fence lines, the installers stair stepped the panels between the columns. This is the common practice used by fence installers when installing a fence on property that slopes along the fence line. The panels are hung level and are attached to the columns in a staggered manner along the fence line. This is done for both aesthetic and structural reasons. Were the installers to construct the fence with columns all the same height, the columns could not have been installed at a 90-degree angle and would have had to be angled perpendicular with the slope of the ground, which would have decreased the strength of the fence, been unaesthetically pleasing, and almost certainly been unacceptable to the City of Rockwall and Mr. Best's neighbors. Similarly, because the precast concrete columns and panels were fabricated in a factory in Florida, they could not have been manufactured in an asymmetrical manner where one side of the panel was shorter than the other. The fence was constructed in accordance with industry standards for construction of a fence on sloped ground.

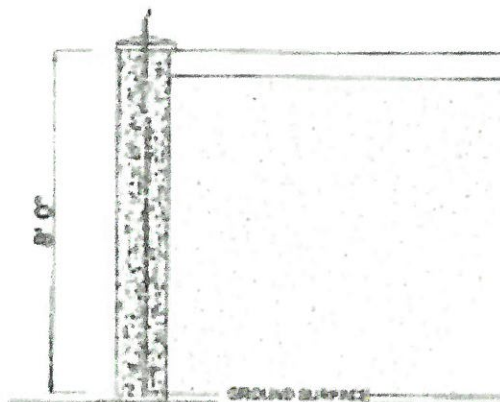


As a result of the topography of the land and the construction plan approved in the building permit and by the P&Z Board in the second variance request, the columns exceed 8-feet in height by up to 12-inches. *See Ex.B, Property Diagram with Column Heights.* The additional height is caused by the following factors:

1. The columns do not have the minimum 2-inch drainage gap that exists below the 8-foot panels and instead go 5-feet into the ground;

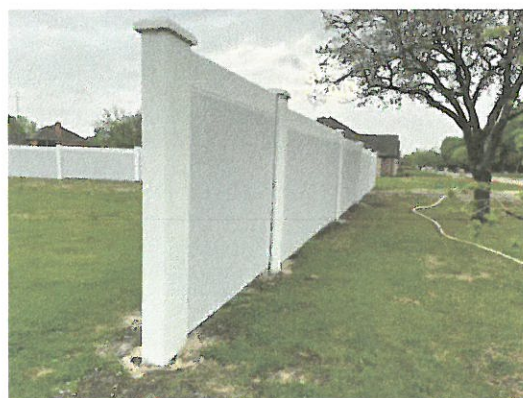
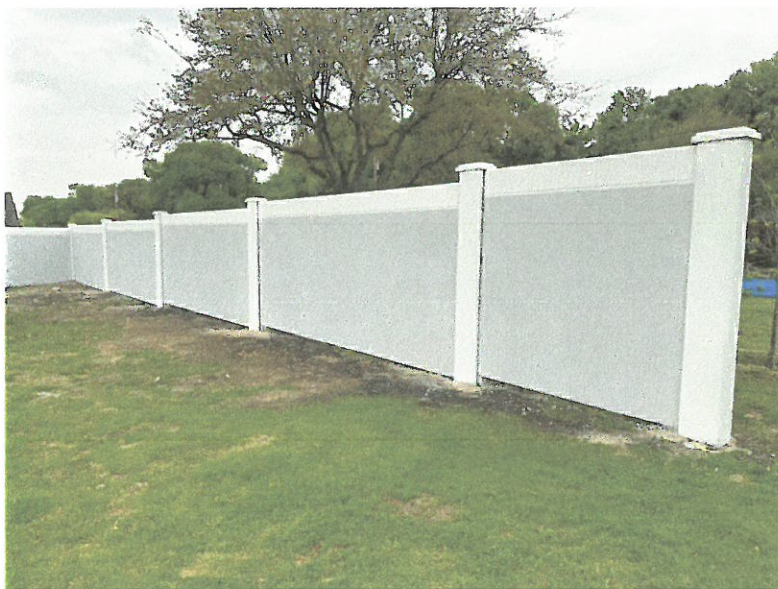


2. The columns are capped by a decorative cap identified in the building plan, which is approximately 3.5-inches tall;



3. The downward slope of the property along both fence lines was managed by stair stepping the panels to the columns; and

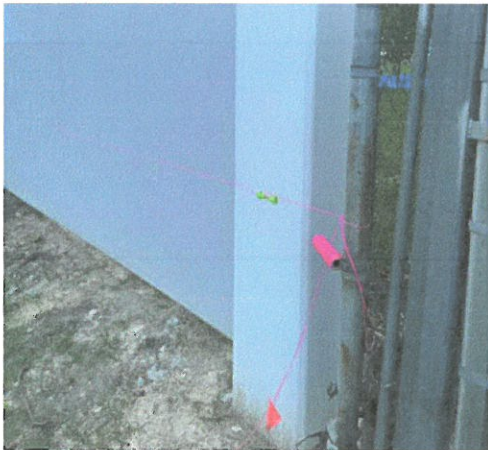
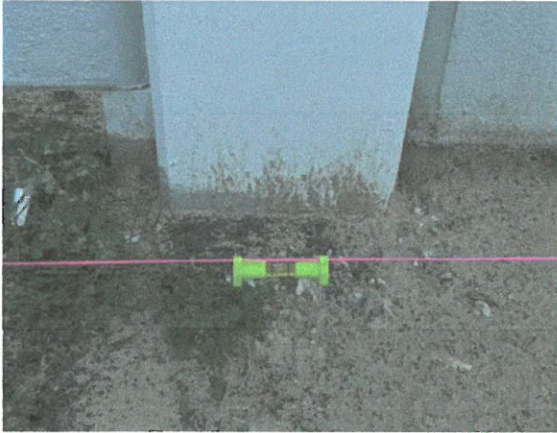
Shady Dale Fence

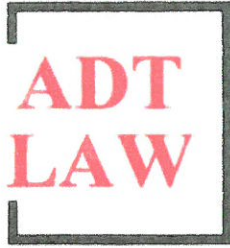


Alley Fence



4. The property has not received its final grade, no soil has been added and no sod or landscaping has been performed on the property.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department
FROM: James Best c/o Andrew D. Thomas
RE: Second Variance Request: Solid Cast Concrete 8-foot Fence
DATE: February 12, 2021

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the City of Rockwall Planning & Zoning Commission (**P&Z Board**) to construct a concrete cast fence on the property. *See* Ex. 1, Development Application; Ex. 2, First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

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.

See Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request.

Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Exhibit 4, Pictures.

On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. 5.

Pursuant to the City's request, Mr. Best makes this second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Ex. 3, Building Permit Application; Ex. 4, Pictures.

Mr. Best never meant to mislead the P&Z Board regarding the fence height in his first request, he just misunderstood the fencing ordinance and believed a variance was only needed as to the fencing material.



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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2020-013

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
 Acreage 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)

Owner James Best Applicant _____
 Contact Person _____ Contact Person _____
 Address 7235 S Fm 549 Address _____
 City, State & Zip Heath Tx 75032 City, State & Zip _____
 Phone 214-528-6060 Phone _____
 E-Mail JBest@BestLawCenter.com E-Mail _____



NOTARY VERIFICATION (REQUIRED)

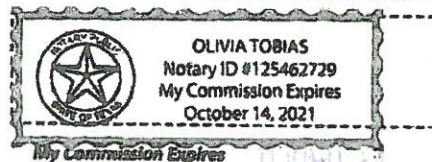
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

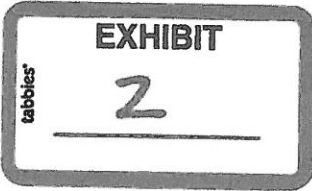
Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

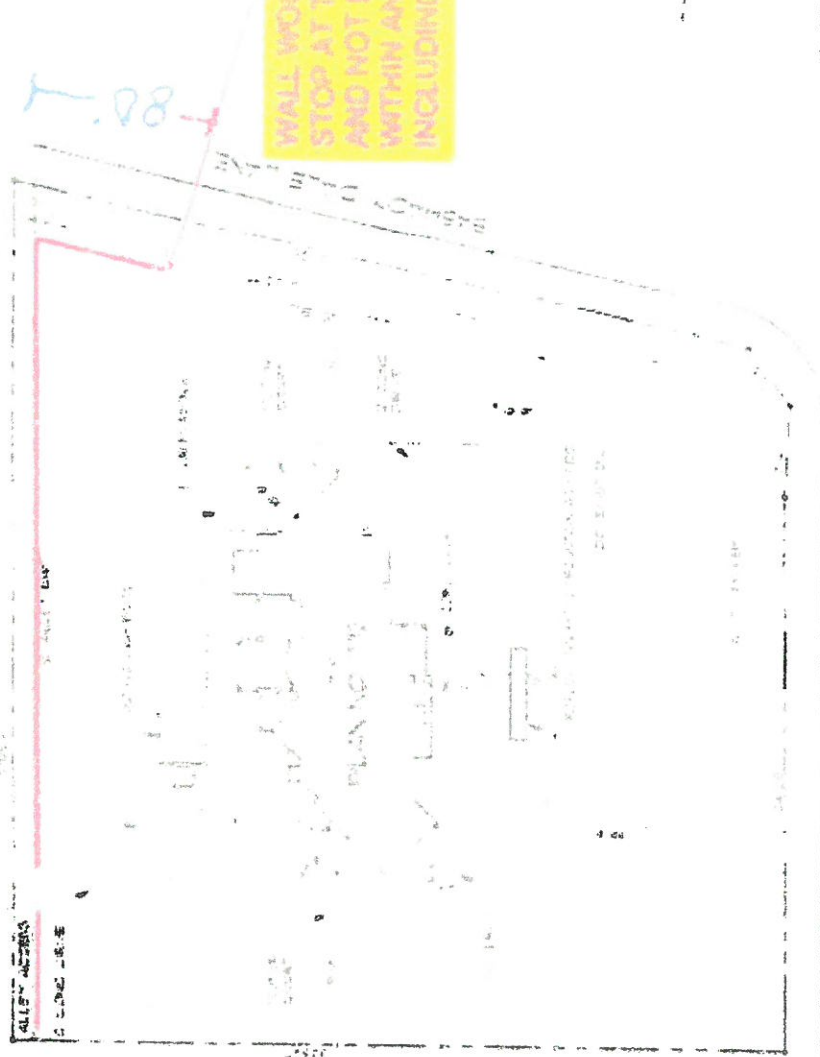
Re: 54 Shady Dale
Rockwall, TX 75032

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 6.02(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

10' 0" BULK HEAD
100' 0" EASEMENT
RECORDING # 2004-04

SOUTH EDGE ROAD

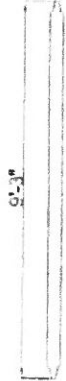
PLAN NO. 121

BEST RESIDENCE

ROCKS STREET

PLC

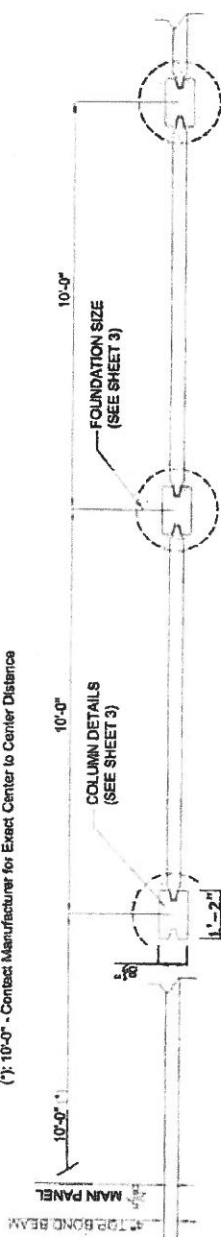
2 PERIOD SHEET 0



TYPICAL WALL PLAN VIEW

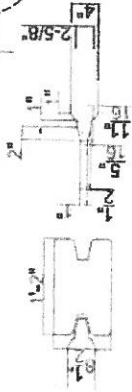
SCALE: NTS

(*), 10'-0" - Contact Manufacturer for Easet Center to Center Distances



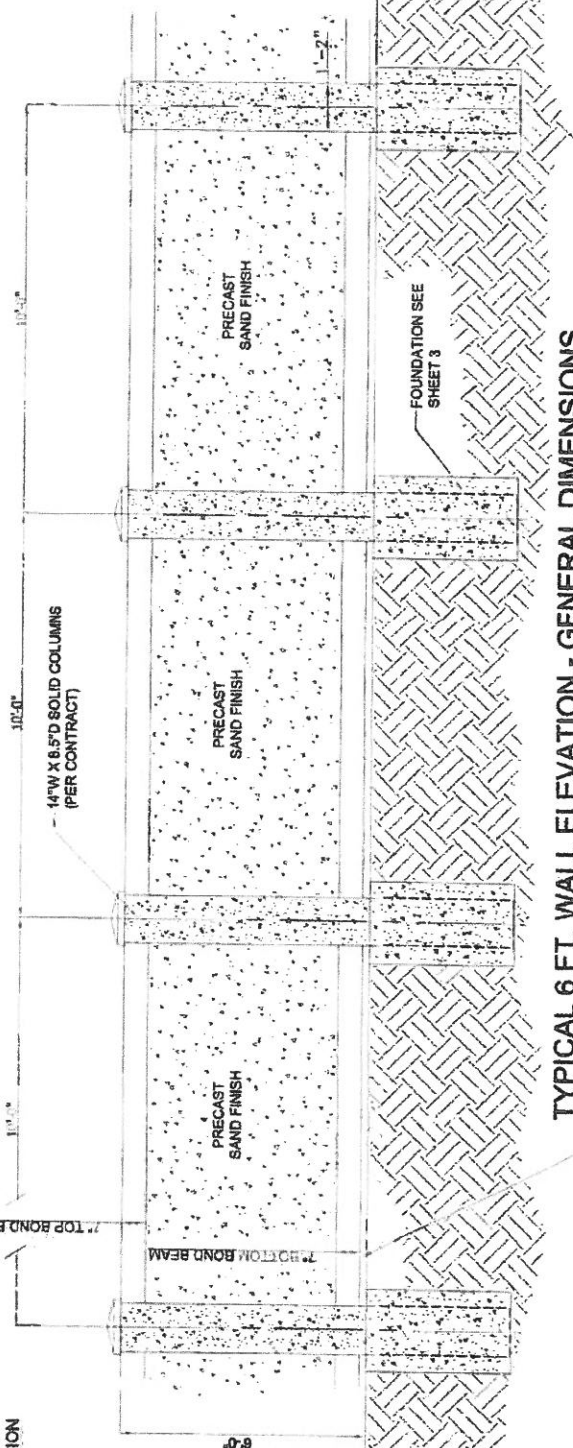
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

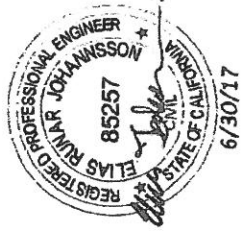
SCALE: NTS



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.

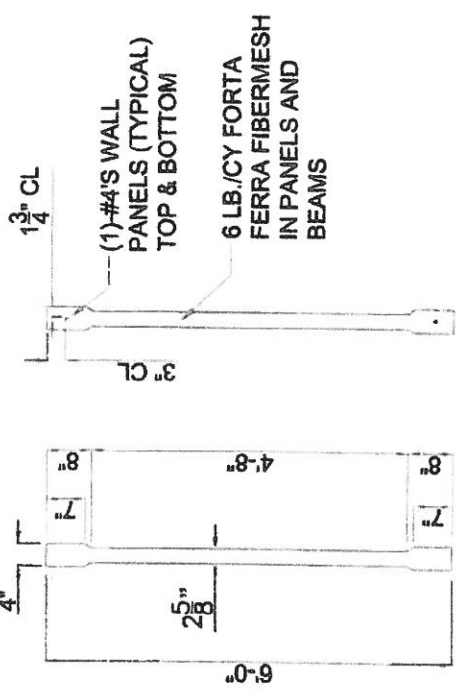


NO.	REVISION	DATE	BY	CHKD.	APP'D.	DESCRIPTION
1						
2						

PERMACAST PRECAST CONCRETE FENCE
 1500 W. 15th STREET
 SACRAMENTO, CA 95833
 TEL: (916) 486-1100 FAX: (916) 486-1101
 WWW.PRECASTFENCE.COM

Sheet 2 of 0

Elías Runer Johansson, P.E.
 1201 East 3rd Street
 Tulsa, OK 74120
 (Office) 918-518-1124



*** Foundation Schedule**

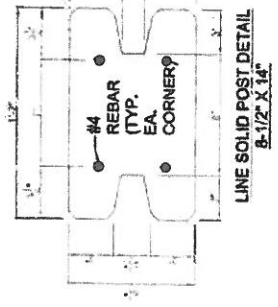
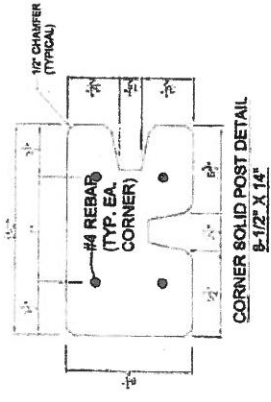
Wall Height	Foundation Diameter (Inches)	Foundation Depth (Inches)
STANDARD 1.0	24" Diameter	46" Depth
6 ft. Wall Height on 10 ft. Centers	30" Diameter	44" Depth
	36" Diameter	42" Depth

Optional Pre-Cast Column Cap (per contract) . Cap to be Bonded with Concrete Bonding Adhesive. Follow Manufacturer's Instructions.

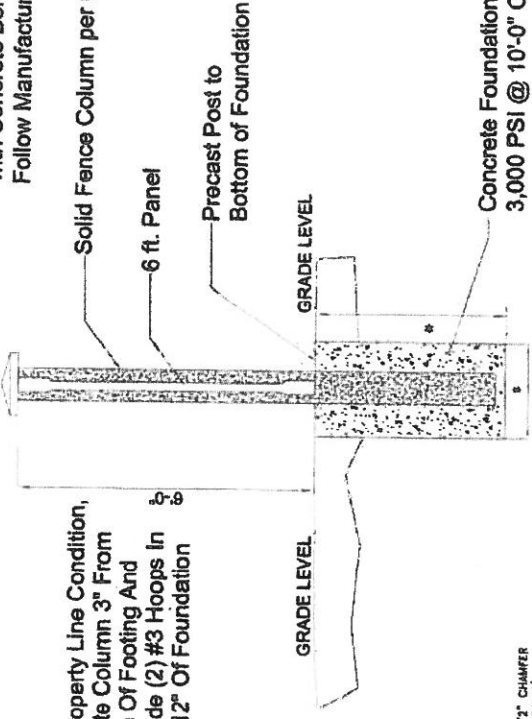
Solid Fence Column per Contract

TYPICAL 6 ft. X 10 FT. PERMASAND PANEL

SCALE: NTS

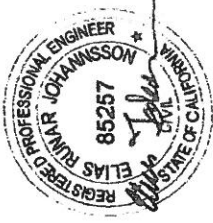


At Property Line Condition, Locate Column 3" From Edge Of Footing And Provide (2) #3 Hoops In Top 12" Of Foundation Pier.



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

SCALE: NTS



6/30/17

PERMASAND PRECAST CONCRETE FENCE
SACRAMENTO OFFICE
1840 WEST EL CAMINO AVE.
SACRAMENTO, CA 95833

ELIAS RUNAR JOHANNESSEN, P.E.
1201 East 3rd Street
Tulsa, OK 74120
(Office) 918-518-1124

DATE: 6/30/17
BY: [Signature]
CHECKED: [Signature]
SCALE: NTS
SHEET 3 OF 0

Permecast precast concrete fence



Permcast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



Screening walls shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City. Must be built as approved by the City of Rockwall.

City of Rockwall

Review For Code Compliance

Subject To Field Inspection
And Code Compliance

12/23/2020 By: C.Foshee

To Schedule a Inspection

rockwall.com/buildinginspections/inspectionsreq.asp

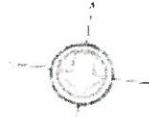


Construction according to Engineer's Specifications - any changes must be approved by the Engineer and submitted to the City of Rockwall.

BEST RESIDENCE

ROCKWALL

PLAN NO. 1721



PLOT PLAN
LOT 10, BLOCK 10
BEST ESTATE ACCESSION
RECORDS, 4415
PLAN NO. 1721

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

SOUTH RIDGE ROAD

CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use



- GENERAL NOTES:**
- CODES AND STANDARDS**
 - STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
 - WIND SPEED = 105 (3 SEC GUST)
 - EXPOSURE - B
 - K1 = 0.85
 - CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
 - RISK CATEGORY 1
 - SOIL CONDITIONS (ASSUMED)**
 - ALLOWABLE BEARING CAPACITY = 2,000 PSF
 - ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
 - MINIMUM N = 7
 - UPLIFT FORCES ASSUMED NEGLIGIBLE
 - CONCRETE STRENGTH**
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F_c = 5,500 PSI
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE F_c = 3,000 PSI (CLASS A)
 - MATERIALS:**
 - CEMENT PER ASTM C-150 TYPE 1
 - AGGREGATES FOR CONCRETE:**
 - NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".
 - ADMIXTURES:**
 - NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157
 - DELIVERY OF CONCRETE:**
 - DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1 1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
 - WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.
 - UTILITIES**
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND /OR FOUNDATIONS.

PROJECT:
JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:
8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:
2074

WIND DESIGN:
105 MPH

EXPOSURE:
B

RISK CATEGORY:
1



Digitally signed by
Ralph Remmert
Date: 2020.11.30
14:19:33 -05'00'

NOTES:

1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

NOVEMBER 30, 2020

Prepared By

Ralph Remmert, P.E.

Texas Registration No. 126567

JBM & R ENGINEERING, INC.
FIRM #18215

P.O. BOX 1586 VALRICO, FL 33595

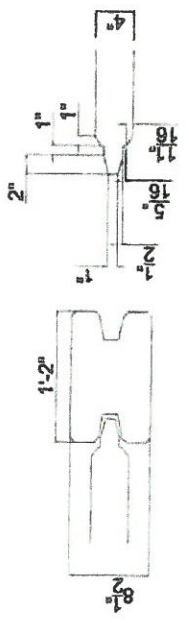
TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

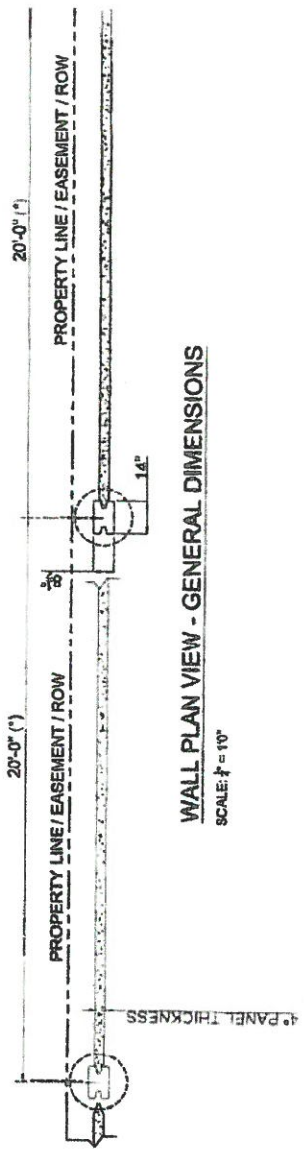
This Item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

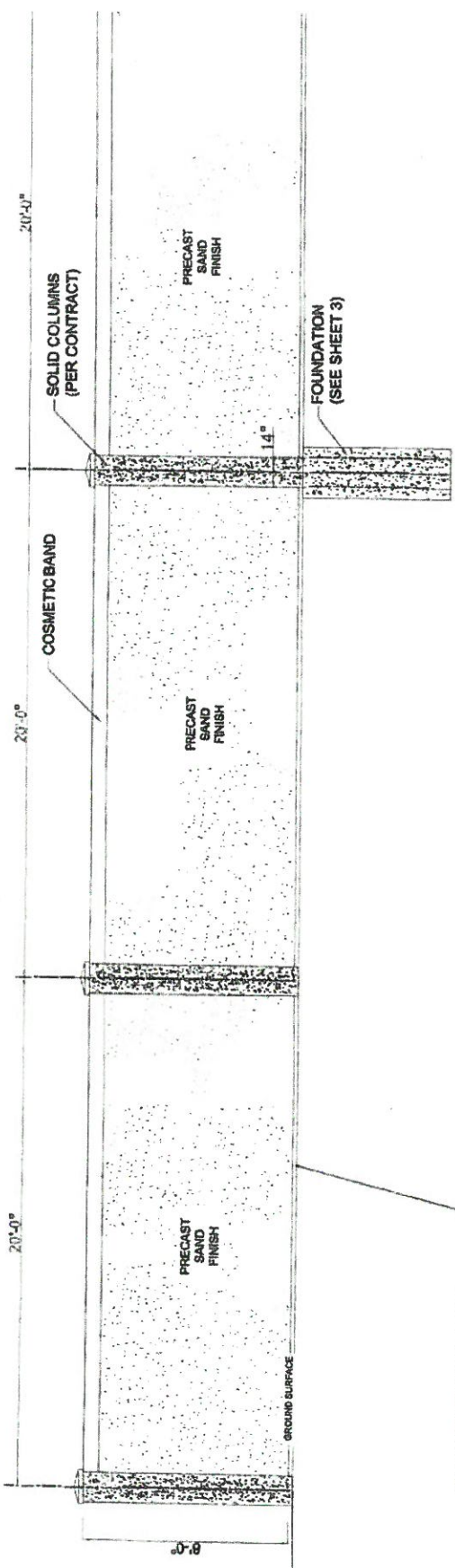


TYPICAL PANEL / POST CONNECTION
SCALE: 1" = 1'-0"

(*) 20'-0" - Contact Manufacturer for Exact Center to Center Distance



WALL PLAN VIEW - GENERAL DIMENSIONS
SCALE: 1/8" = 1'-0"

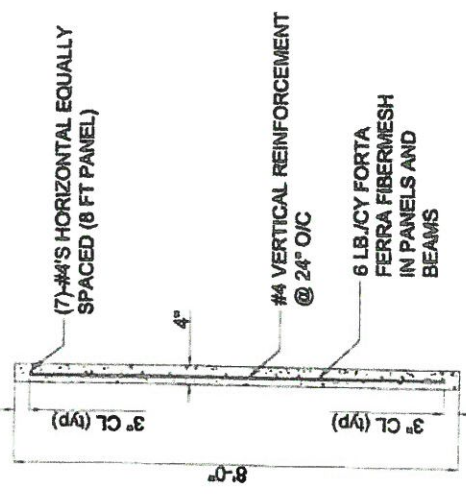


TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS
SCALE: 1/8" = 1'-0"

MIN. 2" CLEARANCE FOR DRAINAGE.
OWNER IS RESPONSIBLE FOR DRAINAGE
PATTERN AROUND NEW FENCE. JBM&R
ENGINEERING, INC. IS NOT RESPONSIBLE
FOR SITE DRAINAGE REQUIREMENTS.

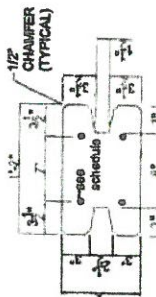
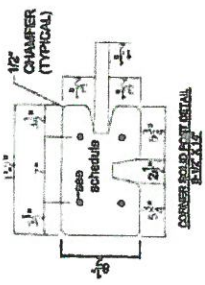
This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of this Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JBM & R ENGINEERING, INC.
Ralph E. Remmert, P.E.
TEXAS P.E. 130577
REGISTERED PROFESSIONAL ENGINEER
64 SHADY DALE LANE
ROCKWELL, TEXAS 76087
OFFICE: 817-350-9222
FAX: 817-350-9223
WWW.JBM&R.COM
DATE: 05/20/2015
PROJECT: [REDACTED]
SHEET 2 OF 0



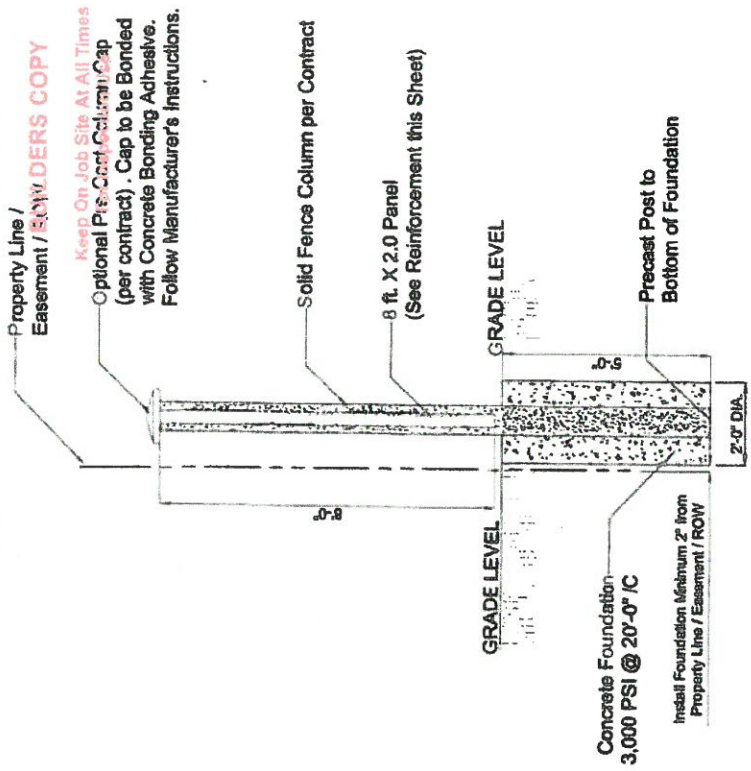
TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL
SCALE: 1/4" = 1'-0"

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



CORNER SOLID POST DETAIL
SCALE: 1/4" = 1'-0"

LINE SOLID POST DETAIL
SCALE: 1/4" = 1'-0"



TYPICAL FOUNDATION FOR 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)

SCALE: 3/8" = 1'-0"

This item has been Electronically Signed and Sealed by Ralph Remmer, Texas P.E. #126587 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JBM & R ENGINEERING, INC. RALPH E. REMMER, P.E. PROJECT NO.		SHEET 3 0
JAMES BEET 54 EMERY DALE LANE ROCKWALL, TEXAS 75087 POPULATION DETAILS PROJECT NO.		



tabbles®
EXHIBIT
4





[Print](#) | [Close Window](#)

Subject: Wall Correction for 54 Shady Dale Drive
From: "Miller, Ryan" <RMiller@rockwall.com>
Date: Tue, Jan 19, 2021 12:19 pm
To: ""jbest@bestlawcenter.com"" <jbest@bestlawcenter.com>
Attach: image001.jpg
 image002.jpg
 image003.png
 image004.png
 Packet [P&Z] (10.27.2020).pdf

Mr. Best ... Per our conversation attached is a copy of the packet that was provided to the Planning and Zoning Commission. In this packet are the wall plans provided to us at the time the original case was submitted. In these documents the only height indicated is a six (6) foot wall. To correct this you will have to go back through the process to receive permission for the additional height. Below is a link to the development application that you will need to fill out. Please submit this ASAP so that we can get you on the next Planning and Zoning Commission agenda. If you have any additional questions please let me know. Thanks.

Application: [http://www.rockwall.com/02/Planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/02/Planning/Documents/Development%20Application%20(Complete).pdf)



RYAN C. MILLER, AICP
 DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
 972.772.6441 OFFICE
 RMILLER@ROCKWALL.COM
 385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



SHADYDALE

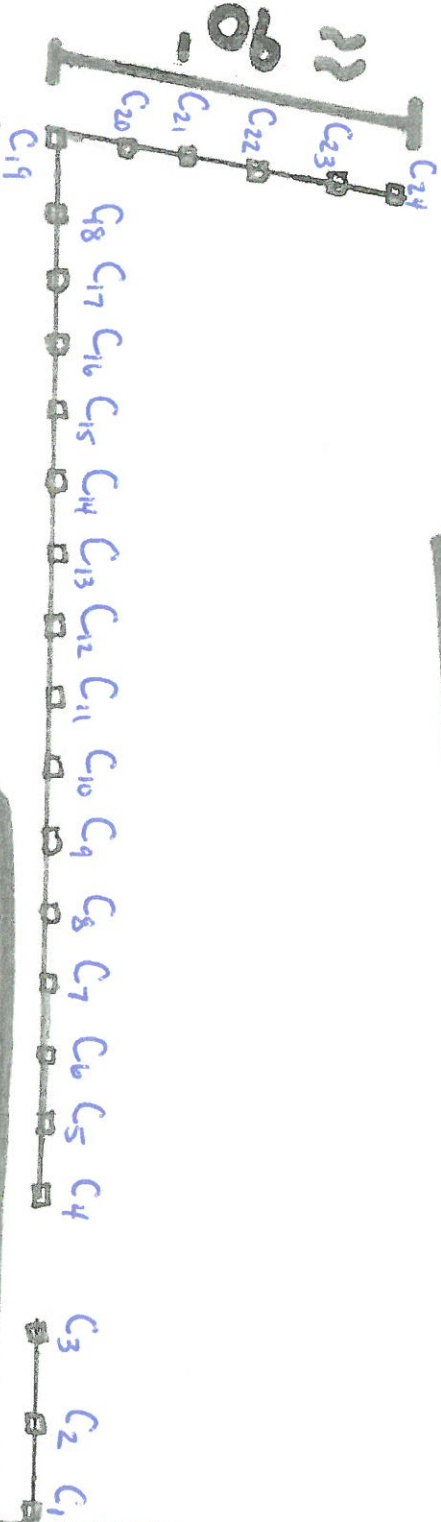
RIDGE

54 Shady Dale

EXHIBIT
Ex B
tabbles*

HOME

≈ 350'



ALLEY



Exhibit B – Continued

Column	Height w/o landscaping
C1	8' 11"
C2	8' 8"
C3	8' 9"
C4	8' 4"
C5	8' 7"
C6	8' 8"
C7	8' 5"
C8	8' 5"
C9	8' 5"
C10	8' 7"
C11	8' 6"
C12	8' 7"
C13	8' 8"
C14	8' 10"
C15	8' 11"
C16	8' 10"
C17	8' 10"
C18	8' 8"
C19	8' 5"
C20	8' 5"
C21	8' 10"
C22	8' 10"
C23	8' 8"
C24	8' 6"

JBM & R ENGINEERING, INC.

April 12, 2021

Steven Hatcher
Permacast LLC | Director of Sales
O (941) 234-8879
C (813) 720-4720
steven@permacastwalls.com

RE: James P. Best Residential Perimeter Precast Wall
Jobsite Address :
54 Shady Dale Lane
Rockwall, Tx 75032
Permit # 201807459



Steven,

Please accept this letter as certification that the above referenced perimeter wall meets the 115-mph wind speed rating for overturning as indicated on the November 30, 2020 permitted set of drawings.

Thank you for choosing JBM&R Engineering, Inc. for your needs. If there are any questions, please do not hesitate to contact me.

Sincerely,



Digitally signed
by Ralph
Remmert
Date: 2021.04.12
12:22:46 -04'00'

Ralph E. Remmert, Texas P.E. 126567
President – JBM&R Engineering, Inc.
Firm #19215
P.O. Box 1566
813-598-4643
Valrico, FL 33595-1566
rremmert@jbmr-eng.com
www.jbmr-eng.com

Wind Certification Letter

Pursuant to the City of Rockwall's request, attached please find the engineer's letter certifying the pre-cast concrete fence meets the 115-mph wind speed rating for overturning. *See Ex. C, Engineer's Letter.*

Summary

Mr. Best requests a variance to the City of Rockwall fence ordinance allowing the columns on the existing pre-cast concrete fence to exceed 8-feet and to be accepted as constructed. The fence was installed in accordance with the plan approved in the building permit and the second variance at great expense to Mr. Best. The plan did not represent the columns would be 8-foot or less, and instead demonstrated the columns would exceed the height of the 8-foot panels by the minimum 2-inch drainage opening and the height of the decorative concrete cap. The height of the columns had to be adjusted onsite to compensate for the extreme slope of the property, and this was done by stair stepping the panels down the slope of the land. The property has not received its final grade, soil, sod, or landscaping, which when installed will reduce the overall height of each column.

Mr. Best requests the P&Z Board grant a variance to the fence ordinance accepting the fence as presently constructed.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-003

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) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

† 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]

EXHIBIT A

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate

LOT

BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best CURRENT USE Same

PROPOSED ZONING Fence variance PROPOSED USE Same

ACREAGE 2.6 acres 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 James Best APPLICANT Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas CONTACT PERSON Andrew D. Thomas

ADDRESS ADDRESS 422 E I-30, Suite F

CITY, STATE & ZIP CITY, STATE & ZIP Royse City, Texas 75189

PHONE PHONE (469) 965-4500

E-MAIL E-MAIL andrew@law-adt.com

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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 20 21 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 12th DAY OF February 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

James Best
Andrew D. Thomas

11/15/2020

