



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152022-014

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)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	<u>54 Shady Dale</u>		
Subdivision	<u>Best Estates</u>	Lot	Block
General Location	<u>Ridge Rd + Shady Dale Corner</u>		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use	
Proposed Zoning	Proposed Use	
Acreage	Lots [Current]	Lots [Proposed]

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

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

<input type="checkbox"/> Owner	<u>James + Kimberly Best</u>	<input type="checkbox"/> Applicant	
Contact Person		Contact Person	
Address	<u>54 Shady Dale Lane</u>	Address	
City, State & Zip	<u>Rockwall, 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:

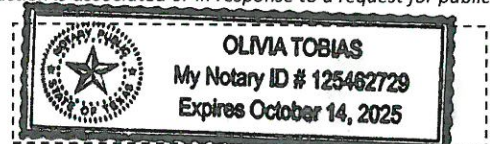
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 1st day of JUNE, 2022. By signing this application, 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 1st day of JUNE, 2022.

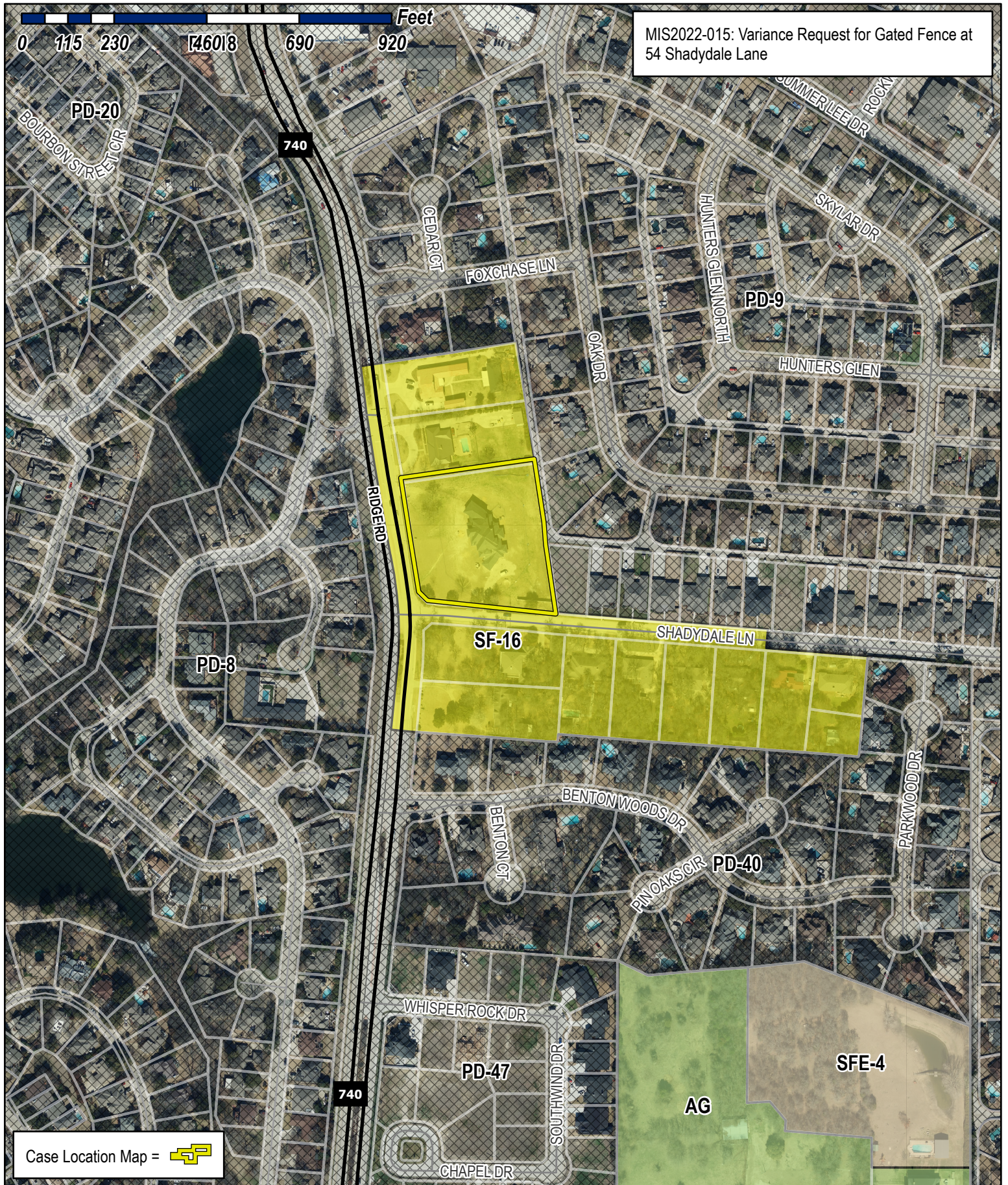
Owner's Signature

JBEST
Owner


Notary Public in and for the State of Texas



My Commission Expires 10/14/25



MIS2022-015: Variance Request for Gated Fence at 54 Shadydale Lane

Case Location Map = 



City of Rockwall

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 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

P&Z Hearing

Owners would like a variance to install a 5-foot gated entrance across the driveway to 54 Shady Dale Lane.

Owners want to stop public traffic from almost daily intrusions onto property. Police have been called on one occasion. People told to leave premises on numerous occasions.

Owners are seniors, out of town often and wish to be secure in their home.

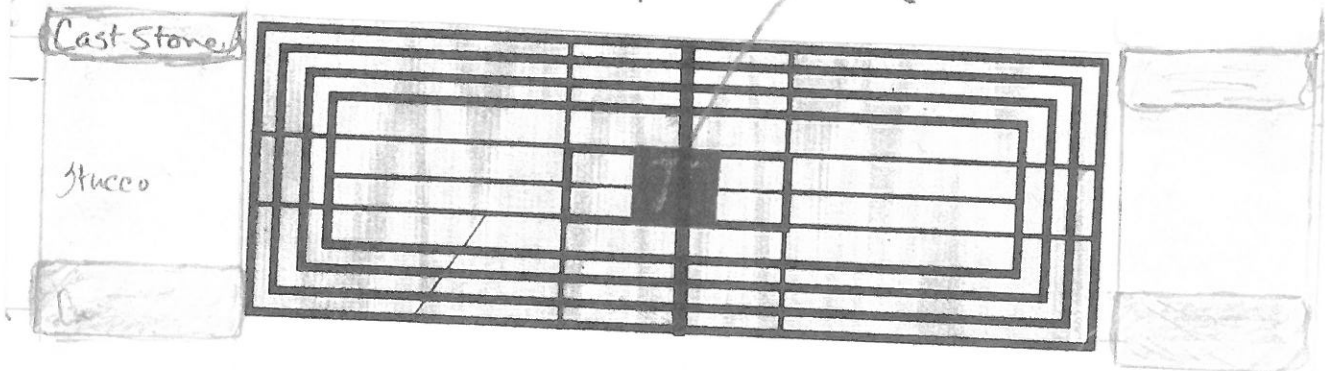
Surrounding Ridge Road properties all have gated entranceways.

5 ft gate instead of the allowed 4 ft gate better fits the 2.6 acre, large house property

Columns
• 6' tall
• Stucco
• Cast Stone

Double
5' tall gate
• Iron

Delete
Center square



No fence at columns