



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. MIS2025-002

PLANNING & ZONING FEE \$ 100.00

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

On February 25, 2025, the Planning and Zoning Commission approved a motion to deny the fence exception by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Thompson and Deckard absent.

CITY COUNCIL READING #1

On March 17, 2025, the City Council approved a motion to deny the appeal for a fence exception with a vote of 7-0.

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
- 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 & 2}
- 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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1511 Orion Drive, Rockwall, Texas

SUBDIVISION Winding Creek LOT 10 BLOCK D

GENERAL LOCATION North Rockwall - Less than 1 mile southeast of Rockwall ISD 9th Grade Campus

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-91 CURRENT USE Single-family residential

PROPOSED ZONING PD-91 PROPOSED USE Single-family residential

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 Shaddock Homes

APPLICANT

CONTACT PERSON Jay Hanna

CONTACT PERSON Cameron Thatcher

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Hanna / Shaddock Homes [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

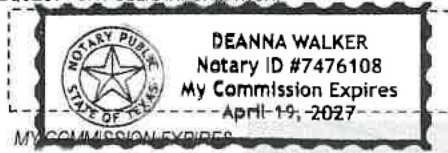
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

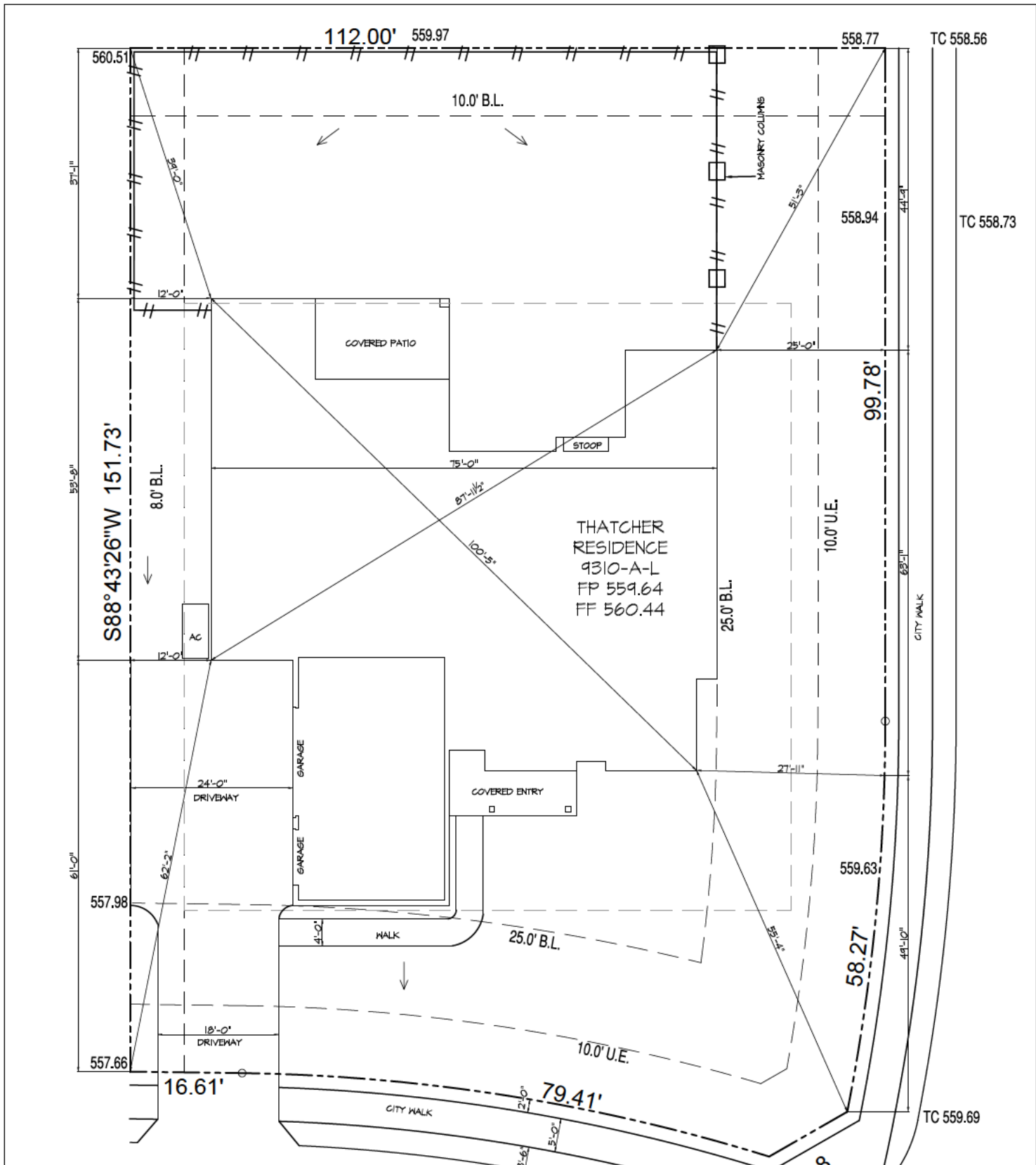
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deanna Walker





SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379


NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE

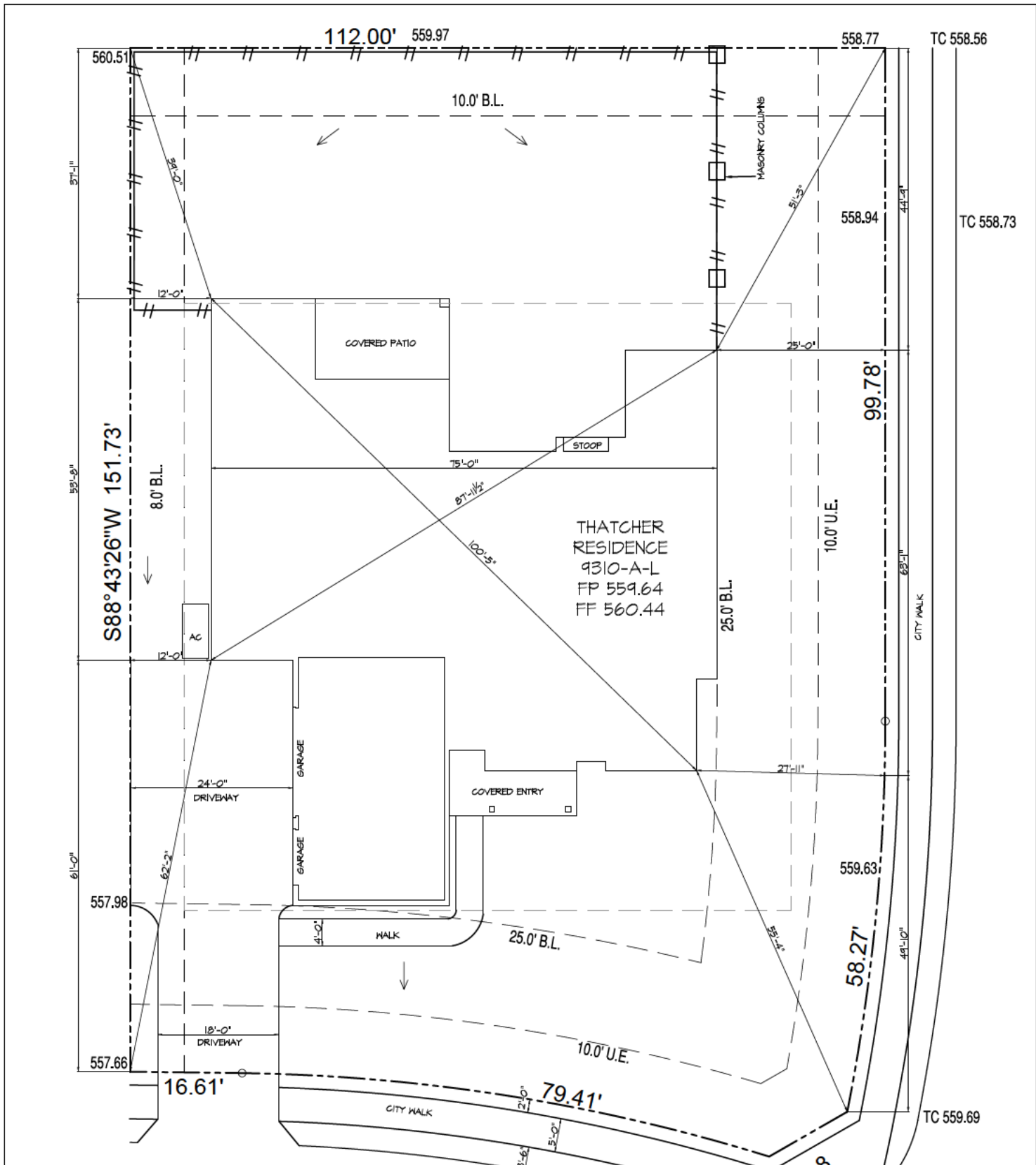
N →
NORTH
SITE PLAN
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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Shaddock Homes, LTD ("Shaddock"), All rights reserved

NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG	 SHADDOCK —HOMES—	ADDRESS	
		1511 ORION DRIVE	
	DRAWN BY	CITY	
		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



S88°43'26"W 151.73'

THATCHER RESIDENCE
9310-A-L
FP 559.64
FF 560.44


NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE

N
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<input type="checkbox"/> OWNER	Shaddock Homes	<input checked="" type="checkbox"/> APPLICANT	
CONTACT PERSON	Jay Hanna	CONTACT PERSON	Cameron Thatcher
ADDRESS	2400 Dallas Pkwy Ste 460	ADDRESS	724 Fletcher Drive
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Fate, Texas 75087
PHONE	214-762-7405	PHONE	(214) 846-2502
E-MAIL	jaye@shaddockhomes.com	E-MAIL	camthatcher@gmail.com

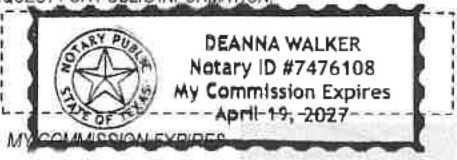
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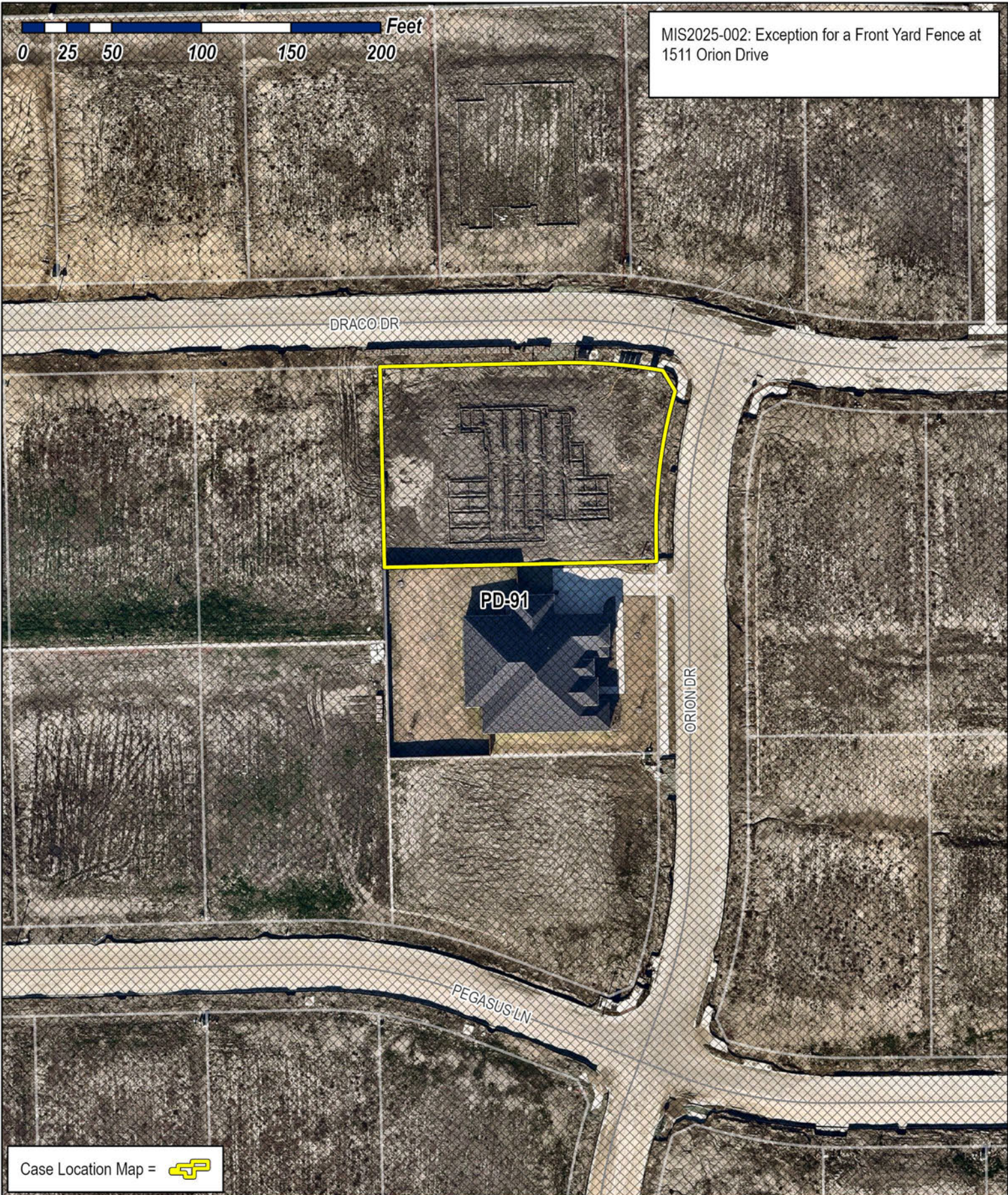
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Deanna Walker



0 25 50 100 150 200 Feet

MIS2025-002: Exception for a Front Yard Fence at 1511 Orion Drive



Case Location Map = 

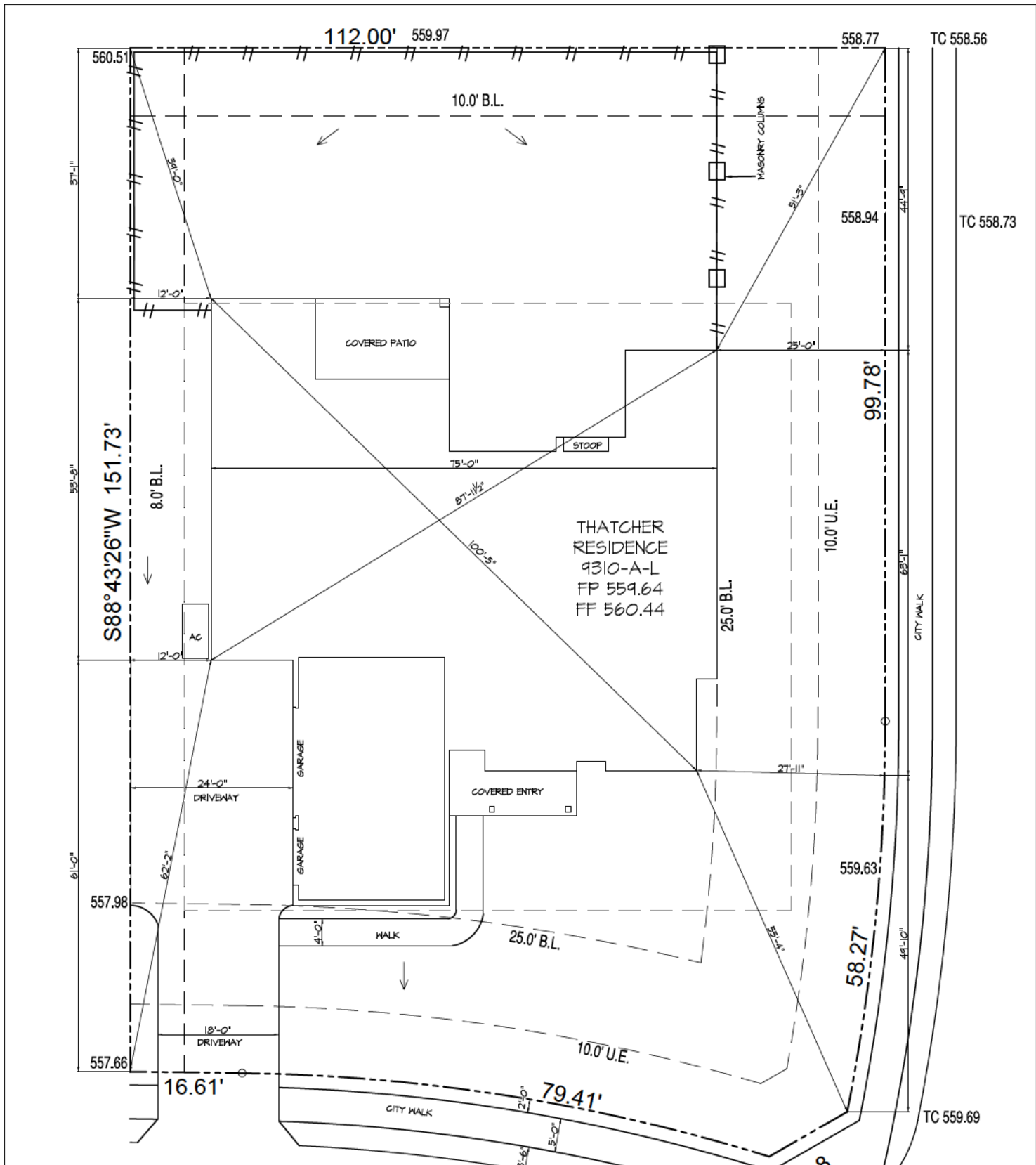


City of Rockwall

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.





THATCHER RESIDENCE
 9310-A-L
 FP 559.64
 FF 560.44

SQUARE FOOTAGES	
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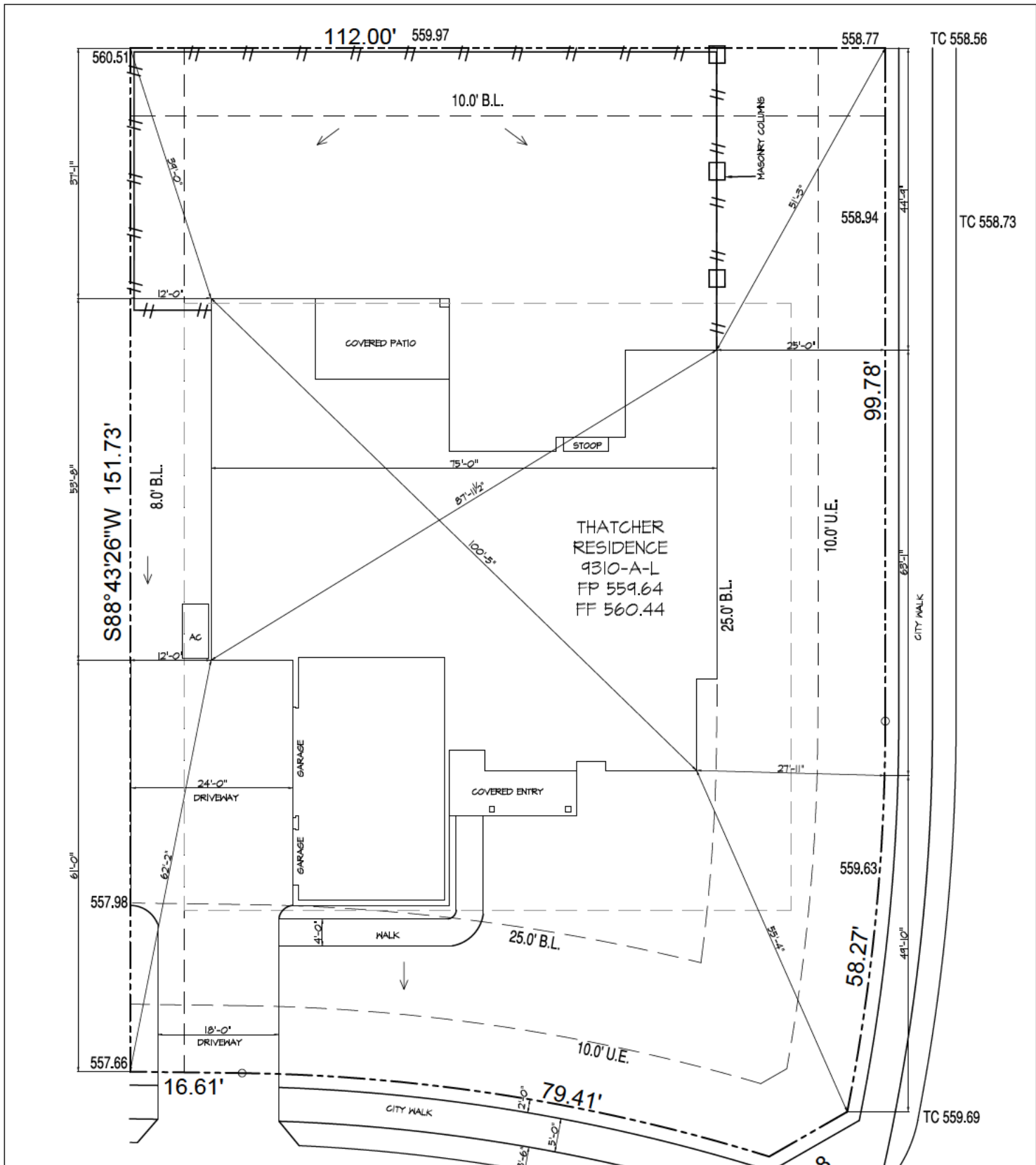
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 SITE PLAN
 SCALE: 1" = 20'-0"

LOT 10 BLOCK D
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NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

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 1511 ORION DRIVE



SCALE: 1" = 20'-0"
 LOT 10 BLOCK D
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 ROCKWALL, TEXAS

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		1511 ORION DRIVE	
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		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: February 25, 2025
SUBJECT: MIS2025-002; *Exception to the Fence Requirements for 1511 Orion Drive*

On February 14, 2025, the applicant -- *Cameron Thatcher* -- submitted a development application requesting the approval of an *Exception* to the fence requirements for the purpose of allowing a fence on a *Keystone Lot* to encroach ten (10) feet beyond the front yard building setback at 1511 Orion Drive. The subject property is a 0.40-acre parcel of land (*i.e. Lot 10, Block D, Winding Creek Subdivision*) that is situated within the Winding Creek Subdivision, and is zoned Planned Development District 91 (PD-91) [Ordinance No. 21-49]. Planned Development District 91 (PD-91) was adopted on October 18, 2021 [Case No. Z2021-036]. The subject property -- *along with the rest of the Winding Creek Subdivision* -- was established by the *Final Plat* on January 10, 2024 (*approved by City Council on May 16, 2022 by Case No. P2022-017*). At the time of establishment, the Winding Creek Subdivision had three (3) *Keystone Lots* (*i.e. 1503 & 1511 Orion Drive and 1911 Pegasus Lane*). All of these lots were platted with a 25-foot front yard building setback adjacent to both street frontages. This was different than the standard for corner lots, which have both a 25-foot front yard building setback and a ten (10) foot side yard setback adjacent to their street frontages (see *Figure 1*). Staff should point out that all of the *Keystone Lots* in the Winding Creek Subdivision are currently vacant or in the process of being constructed.

A *Keystone Lot* is a corner lot whose rear property line is shared with the side yard property line of another lot (see *Figure 17: Fences Backing to a Side Yard* -- from Article 08, *Landscape and Fence Standards, of the Unified Development Code [UDC]* -- for an example of a *Keystone Lot*). According to Subsection 08.03(D), *Fence Placement, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC)*, "...(c)corner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in *Figure 15*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in *Figure 17*).” The purpose of this requirement is to prevent a *Keystone Lots’* fence from blocking the visibility and view corridor of the property directly behind the *Keystone Lot*. In this case, the applicant is requesting to encroach the 25-foot front building setback line by 15-feet (see *Figure 2*), which will block the visibility and view corridor of the property situated at 2113 Draco Drive.

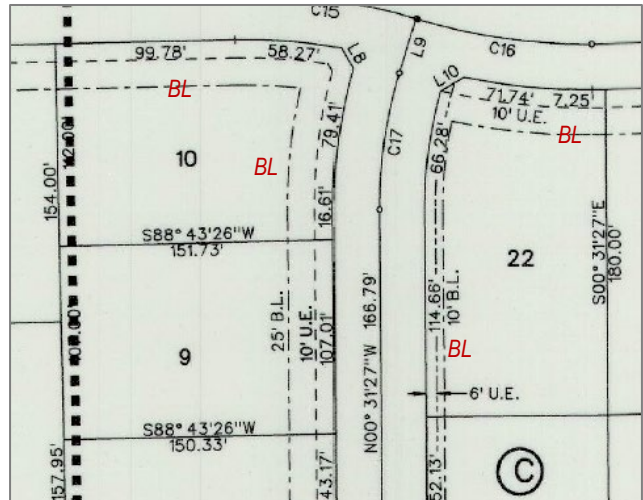
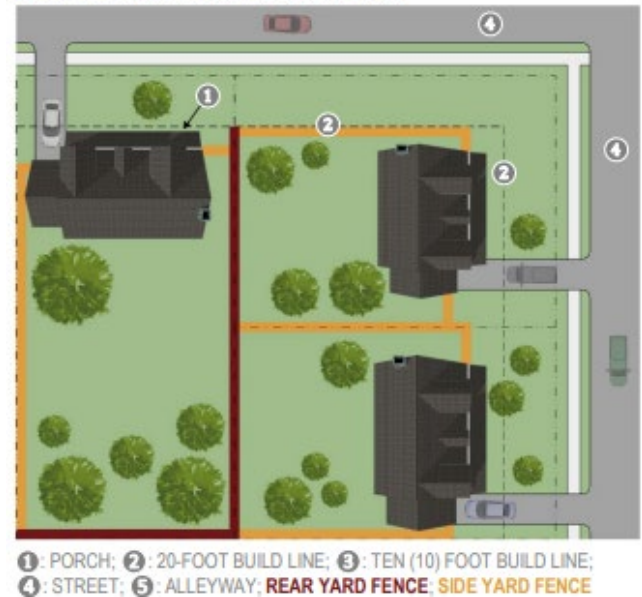


FIGURE 1: DIFFERENCE BETWEEN A KEYSTONE LOT AND A CORNER LOT (WHERE LOT 10 IS A KEYSTONE LOT AND LOT 22 IS A CORNER LOT).
 BL = BUILDING SETBACKS

FIGURE 17: FENCES BACKING TO A SIDE YARD



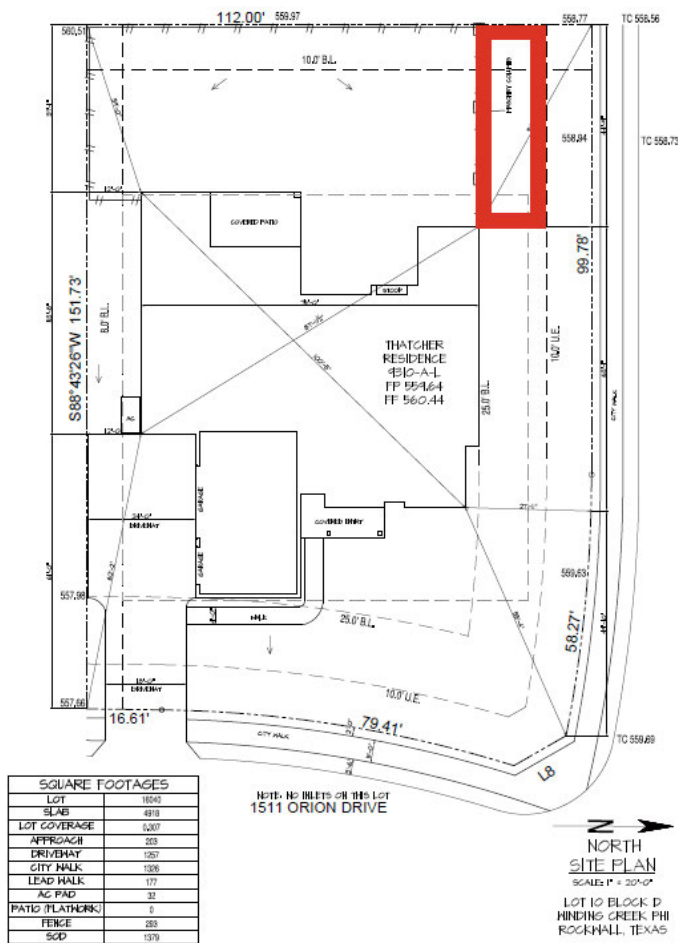


FIGURE 2: APPLICANT'S PLOT PLAN AND REQUEST
RED BOX = ENCROACHMENT INTO THE FRONT YARD BUILDING
 SETBACK

and Zoning Commission have any questions concerning the applicant's request, staff will be available at the February 25, 2025 Planning and Zoning Commission meeting.

Since the *Fence Placement* requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) don't specifically layout criteria or a process for *Exceptions*, this request is subject to the process and procedures for an *Exception* as stipulated in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). This section states that "(u)less otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, the applicant has not provided staff with an explanation of the request outlining why the requirements of the Unified Development Code (UDC) cannot be met. In addition, this being a relatively new subdivision where only 32 of the 138 lots have been issued building permits, there does not appear to be any unique or extraordinary conditions or a hardship that would prevent the applicant from adhering to the *Fence Standards*. Staff should also note that if the applicant's request is approved, this could set a precedence for the remaining two (2) *Keystone Lots* in the subdivision. With this being said, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are a discretionary decision for the Planning and Zoning Commission. In order to approve a request for an *Exception*, a supermajority vote (i.e. a *three-fourths vote of those members present*) is required with a minimum of four (4) votes in affirmative. Should the Planning

PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: MIS2025-002
 PROJECT NAME: Variance Request for 1511 Orion Drive
 SITE ADDRESS/LOCATIONS: 1511 ORION DR
 CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments
02/21/2025: 1. Label Street. 2. Ensure proposed fence stays outside of the 10' utility easement.			
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments
02/20/2025: IF APPROVED, THE FENCE AND MASONRY COLUMNS WILL NEED TO BE LOCATED OUTSIDE THE UTILITY EASEMENT AND A FENCE PERMIT/PLAN WILL NEED TO BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT FOR REVIEW.			
FIRE	Ariana Kistner	02/19/2025	Approved
No Comments			
GIS	Lance Singleton	02/18/2025	Approved
No Comments			
POLICE	Chris Cleveland	02/19/2025	Approved
No Comments			
PARKS	Travis Sales	02/18/2025	Approved
No Comments			
PLANNING	Ryan Miller	02/21/2025	Approved w/ Comments

I.1 This is a request approval of a Miscellaneous Case for an Exception to the Fence Standards on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, and addressed as 1511 Orion Drive.

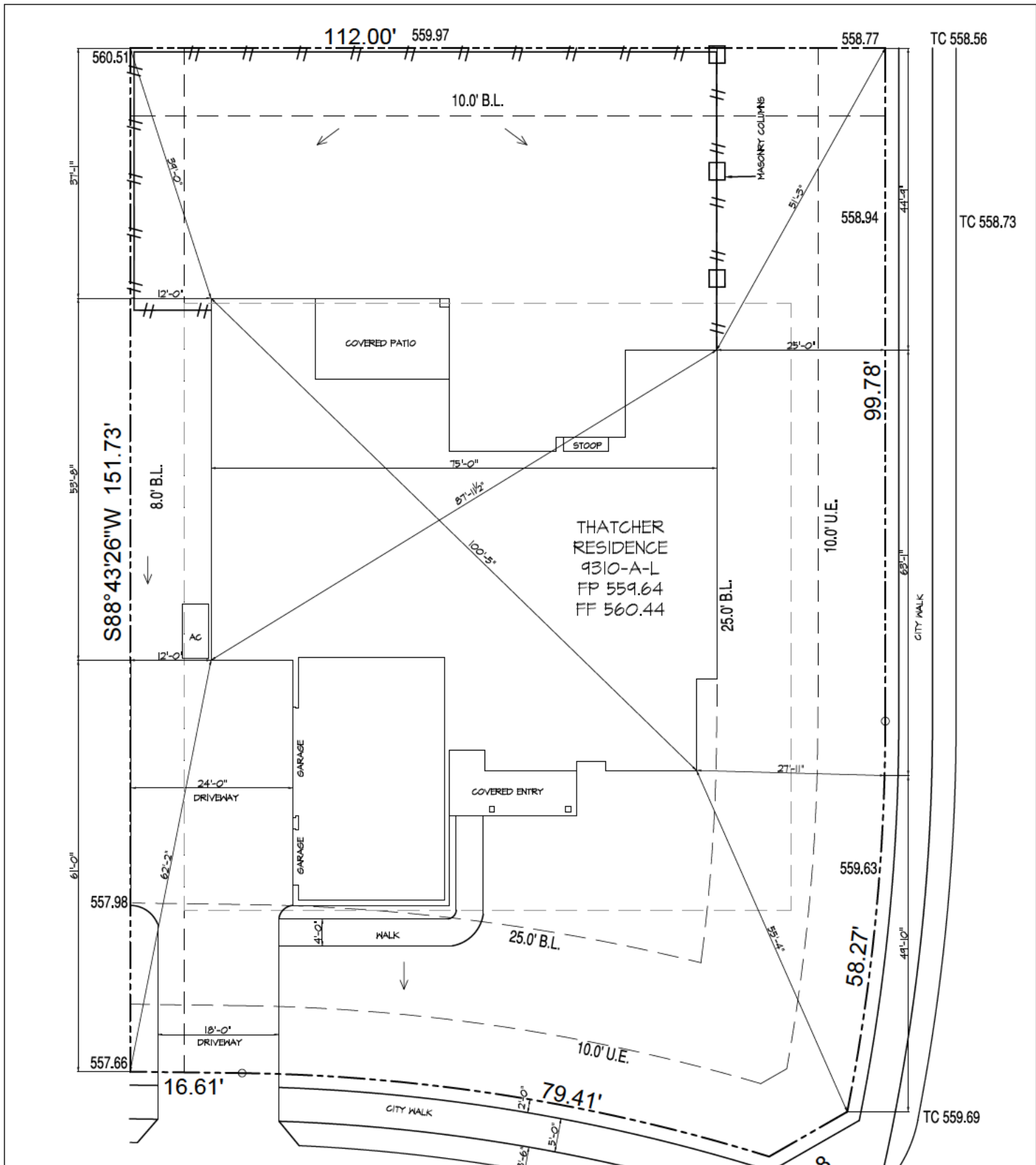
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

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(D), Fence Placement, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "...(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in Figure 15); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in Figure 17)."

I.5 In this case, the subject property is considered to be a Keystone Lot, which is defined as a corner lot whose rear property line is shared with the side yard property line of another lot. Based on this the lot is subject to the requirements stipulated by Subsection 08.03(D) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). The request to encroach into the side yard property line adjacent to Draco Drive will require an Exception from the Planning and Zoning Commission. Please note that a supermajority vote (i.e. a three-fourths vote of those members present) is required for the approval of an exception.

I.6 Please note the scheduled meeting for this case will be held on February 25, 2025 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.



S88°43'26"W 151.73'

112.00' 559.97

558.77 TC 558.56

THATCHER RESIDENCE
9310-A-L
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FF 560.44


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SITE PLAN
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- 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 & 2}
- 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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1511 Orion Drive, Rockwall, Texas

SUBDIVISION: Winding Creek LOT: 10 BLOCK: D

GENERAL LOCATION: North Rockwall - Less than 1 mile southeast of Rockwall ISD 9th Grade Campus

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-91 CURRENT USE: Single-family residential

PROPOSED ZONING: PD-91 PROPOSED USE: Single-family residential

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]

<input type="checkbox"/> OWNER	Shaddock Homes	<input checked="" type="checkbox"/> APPLICANT	
CONTACT PERSON	Jay Hanna	CONTACT PERSON	Cameron Thatcher
ADDRESS	2400 Dallas Pkwy Ste 460	ADDRESS	724 Fletcher Drive
CITY, STATE & ZIP	Plano, TX 75073	CITY, STATE & ZIP	Fate, Texas 75087
PHONE	214-762-7405	PHONE	(214) 846-2502
E-MAIL	jaye@shaddockhomes.com	E-MAIL	camthatcher@gmail.com

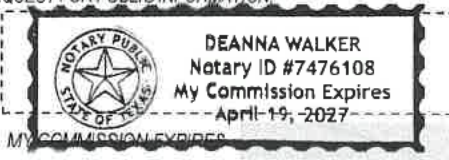
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Hanna/Shaddock Homes [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 _____ DAY OF _____, 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 ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

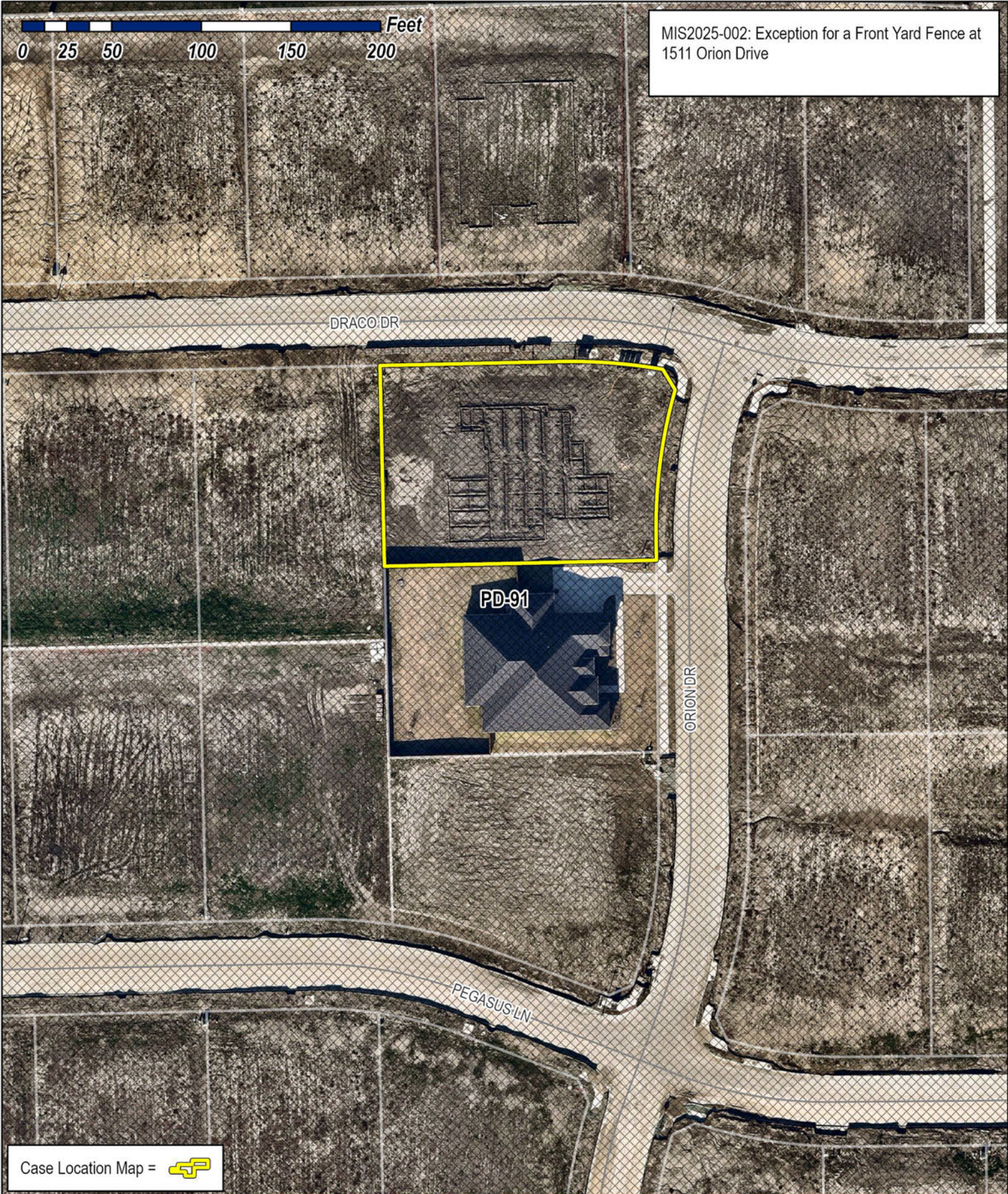
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Deanna Walker



0 25 50 100 150 200 Feet

MIS2025-002: Exception for a Front Yard Fence at 1511 Orion Drive



Case Location Map = 

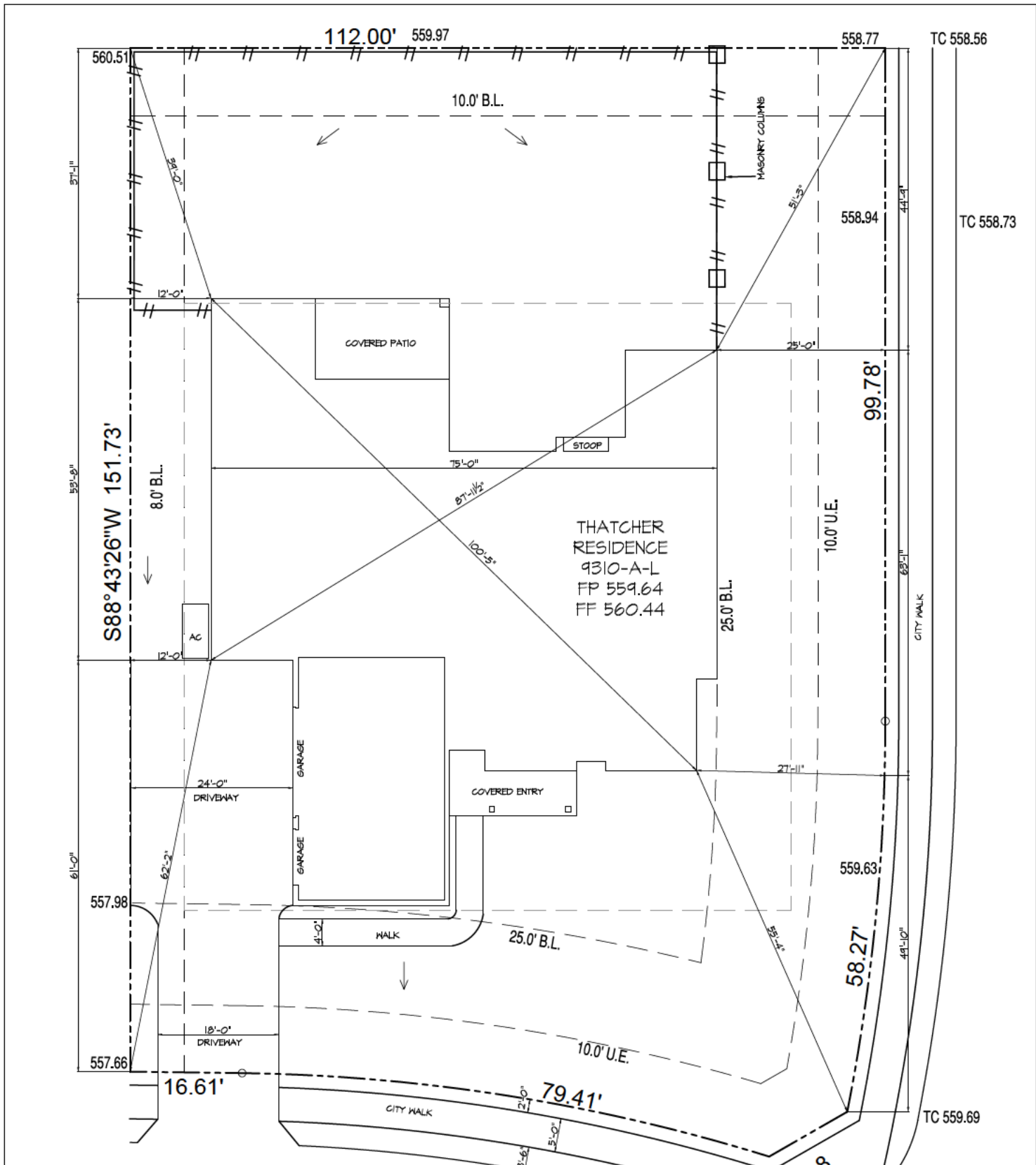


City of Rockwall

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.





THATCHER RESIDENCE
 9310-A-L
 FP 559.64
 FF 560.44

SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379

NOTE: NO INLETS ON THIS LOT
 1511 ORION DRIVE

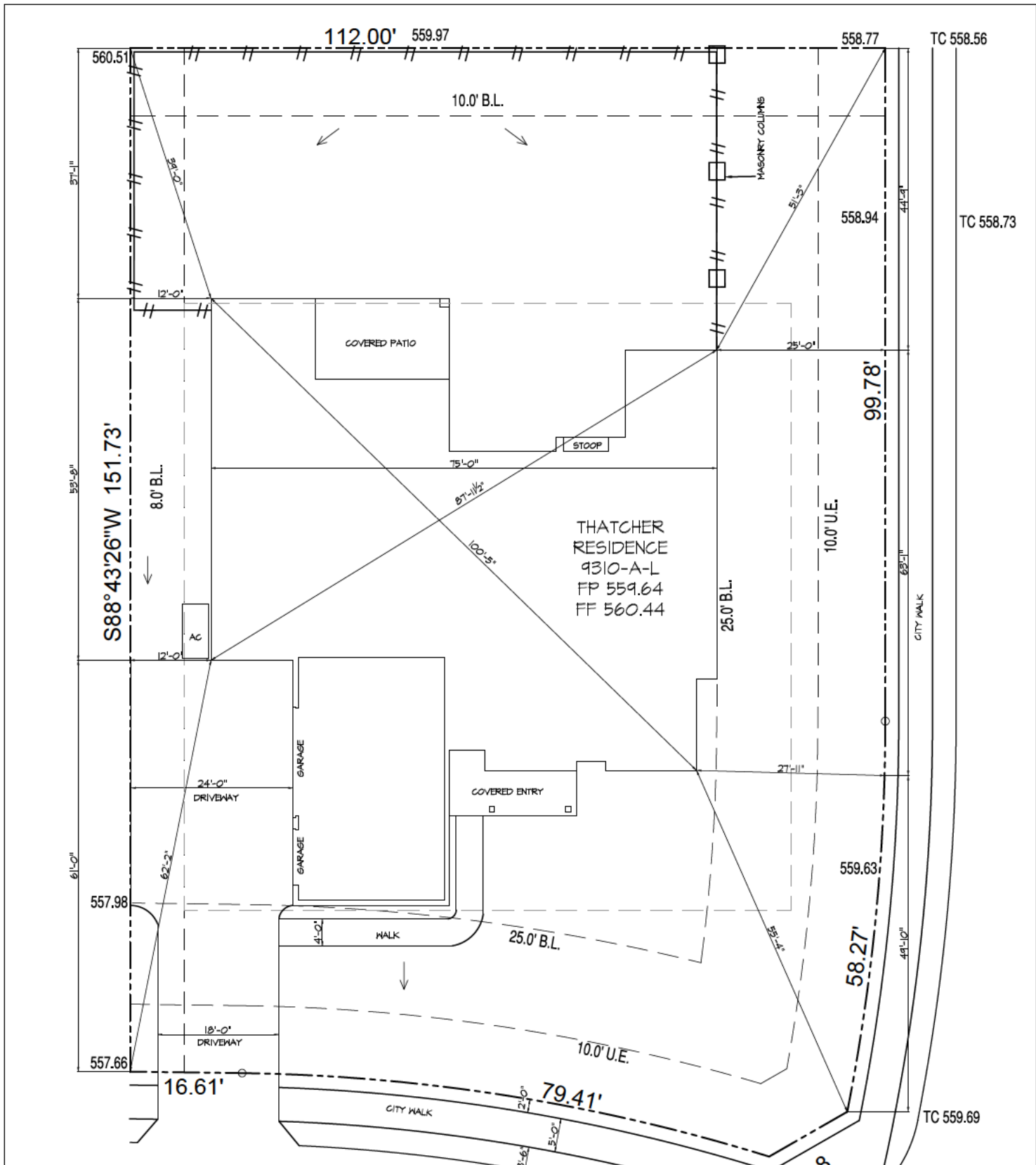


SCALE: 1" = 20'-0"
 LOT 10 BLOCK D
 WINDING CREEK PHI
 ROCKWALL, TEXAS

All Product Including Architectural Designs, © 2000-2020, Shaddock Homes, LTD ("Shaddock"), All rights reserved

NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG		ADDRESS	
		1511 ORION DRIVE	
	DRAWN BY	CITY	
		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379


NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE

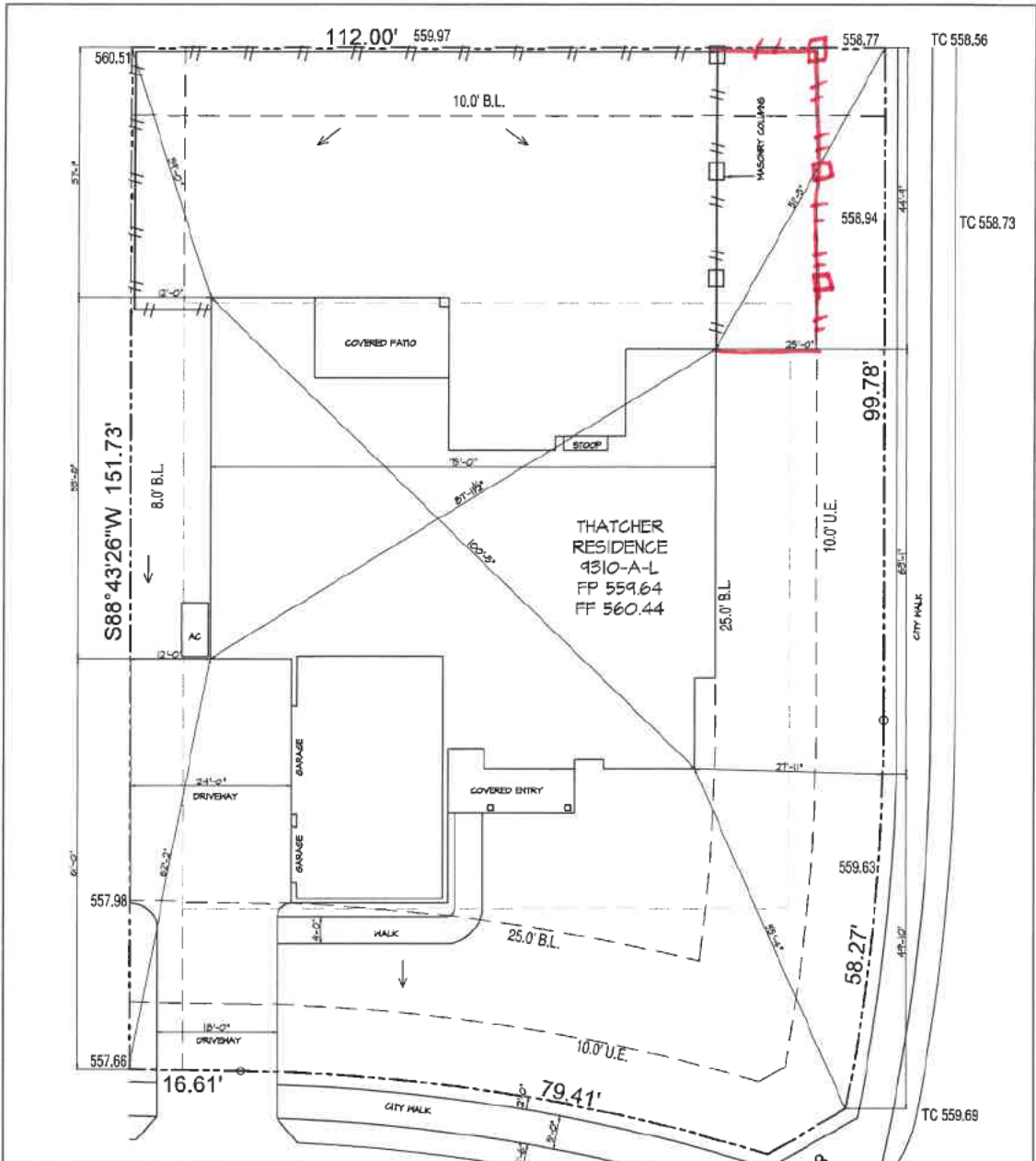
N →
NORTH
SITE PLAN
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

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Shaddock Homes, LTD ("Shaddock"), All rights reserved

NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG	 SHADDOCK — HOMES —	ADDRESS	
		1511 ORION DRIVE	
	DRAWN BY	CITY	
		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24




SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	263
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	289
SOD	1379

NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE

NORTH
SITE PLAN
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

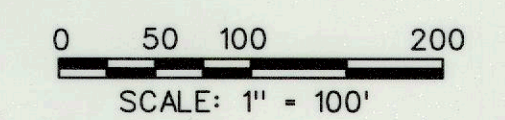
All Product including Architectural Designs, © 2000-2020,
Shaddock Homes, LTD ("Shaddock"), All rights reserved
NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG	 SHADDOCK HOMES	ADDRESS	
		1511 ORION DRIVE	
	DRAWN BY	CITY	
		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24

$\Delta = 39^{\circ}09'00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ}58'55''E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2602549.504	7036195.084	0.0

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2602305.80	7034878.337	0.0



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°30'50" E	42.35'
2.	N 45°29'10" W	42.51'
3.	N 44°03'56" E	42.68'
4.	N 45°56'04" W	42.17'
5.	N 45°07'46" E	13.79'
6.	S 44°52'14" W	14.48'
7.	S 46°16'33" W	33.36'
8.	S 31°05'48" W	13.36'
9.	S 16°58'20" W	31.36'
10.	N 59°47'33" W	14.81'
11.	S 28°38'58" W	29.95'
12.	N 44°28'33" W	14.14'
13.	S 45°31'21" W	14.14'
14.	N 52°35'52" W	20.06'
15.	S 57°40'22" W	14.22'
16.	N 27°24'04" E	15.23'
17.	N 17°03'31" W	32.60'
18.	N 63°33'47" W	14.11'
19.	S 25°03'18" W	14.41'
20.	N 65°57'54" W	14.13'
21.	S 25°25'41" W	13.81'
22.	N 20°47'52" W	19.73'
23.	N 01°06'00" W	23.55'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E
26.	90°00'00"	25.00'	39.27'	35.36'	N43°43'27"E

FINAL PLAT
 OF
WINDING CREEK SUBDIVISION
 LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 6
 BEING
 TRACTS 17,17-01, 22, 22-04 & 22-05
 OUT OF THE
 W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087
 APRIL 2022 SCALE 1" = 100'
 CASE #P2022-017 SHEET 1 OF 3

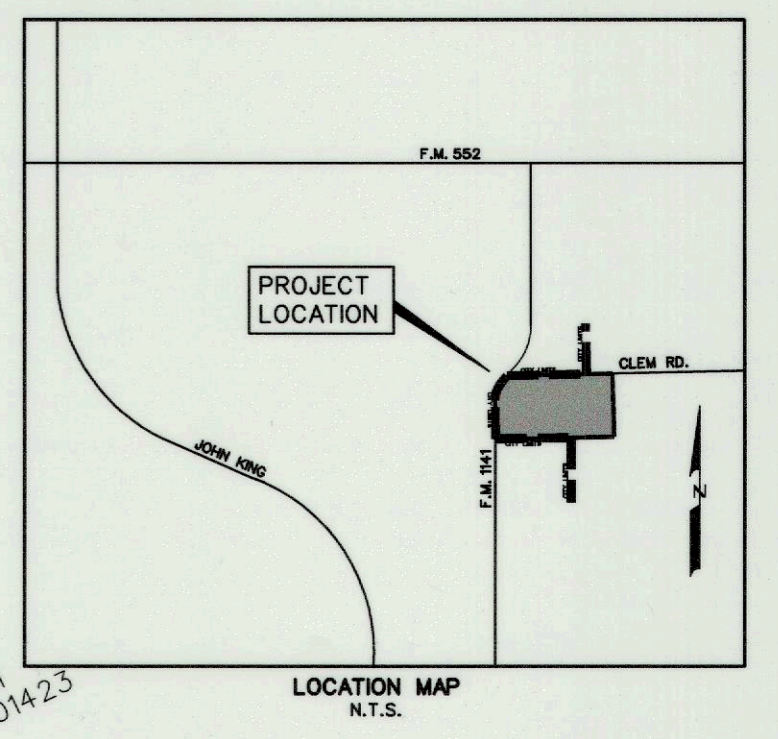


TOTAL ACRES	78.831
TOTAL RESIDENTIAL LOTS	132
DENSITY	1.674

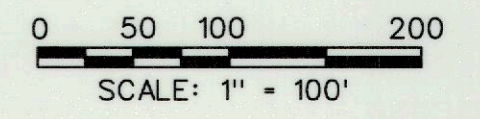
MAYTONA RANCH ESTATES
 CAB. B, PG. 78

MEADOW VIEW RANCH
 CAB. A, SLD. 253

ERWIN KARL DANIEL
VOL. 6424, PG. 27



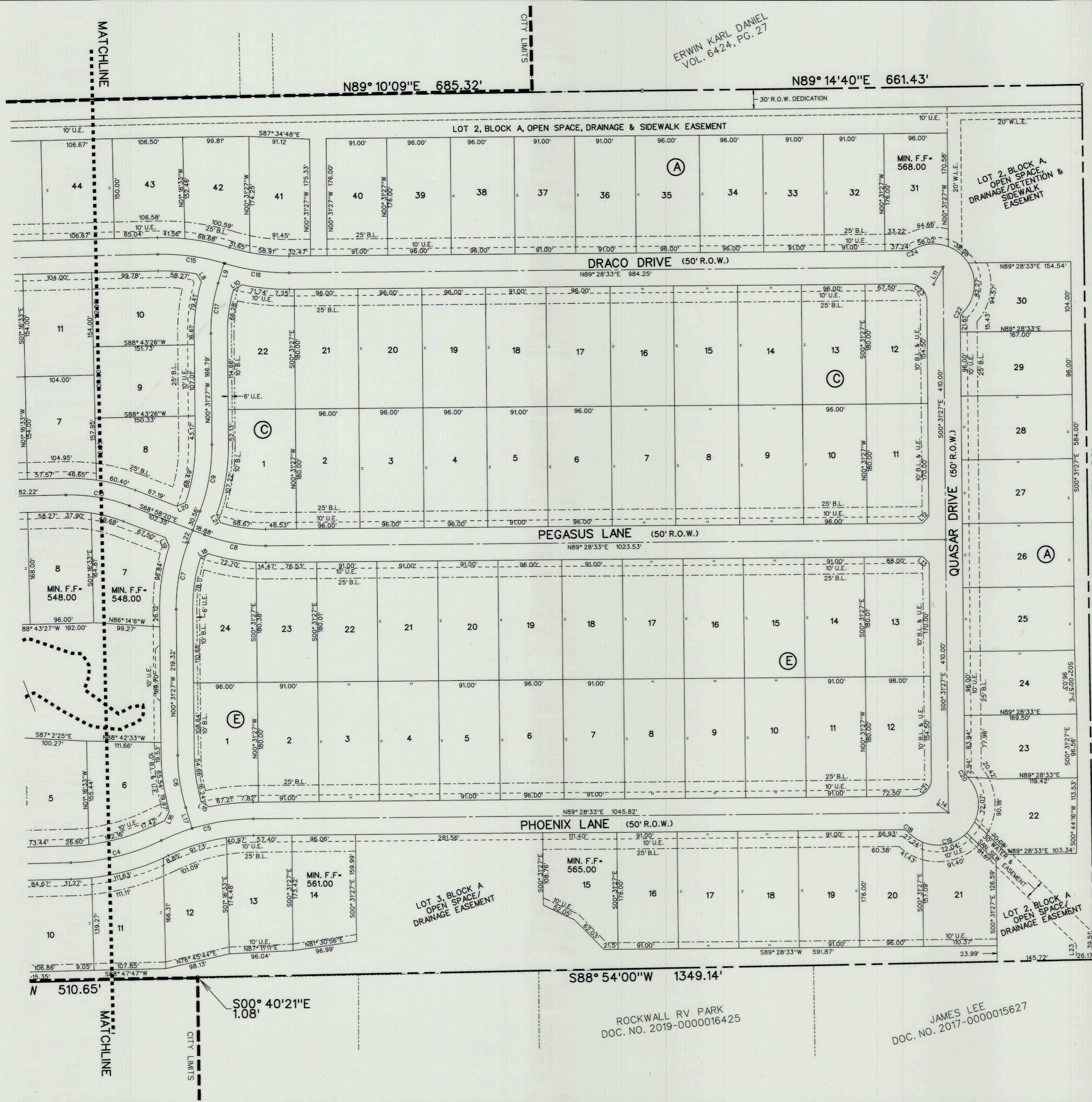
WILLIAM McCALLUM
DOC. NO. 2015-000001423



NOTES

- Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
- The HOA will be responsible for maintaining the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
- No trees to be placed in right-of-ways or 10' utility easements along right-of-ways or along lot lines.

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**
LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E
BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6
BEING
TRACTS 17,17-01, 22, 22-04 & 22-05
OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72
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CITY OF ROCKWALL
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8214 WESTCHESTER DRIVE., SUITE 710
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214-522-4945
GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087
APRIL 2022 SCALE 1" = 100'



ROCKWALL RV PARK
DOC. NO. 2019-0000016425

JAMES LEE
DOC. NO. 2017-0000015627

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FALCON PLACE SF, LTD.
a Texas limited partnership

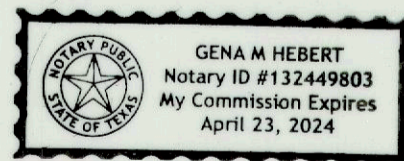
BY: FALCON PLACE SF GP Corporation
a Texas corporation
Its General Partner

JOHN ARNOLD
Director

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 15th day of December, 2023.

GENA M HEBERT
Notary Public in and for the State of Texas
My Commission Expires: 4/23/2024



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



WITNESS OUR HANDS, this 4th day of Jan., 2023.

[Signature]
Mayor, City of Rockwall

[Signature] [Signature]
City Secretary City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 2015000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 553.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 14 day of Dec., 2023.

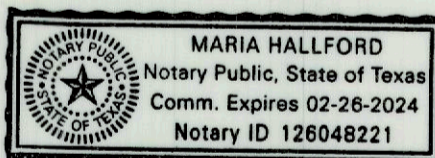
[Signature]
PATRICK J. BALDASARO
R.P.L.S. No. 5504



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 14 day of Dec., 2023.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

[Signature]
Planning & Zoning Commission

1.9.2024
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 4th day of Jan., 2023.

[Signature]
Mayor, City of Rockwall

[Signature] [Signature]
City Secretary City Engineer

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/10/2024 01:47:38 PM
\$147.00
2024000000457



[Signature]

FINAL PLAT

OF
**WINDING CREEK
SUBDIVISION**
LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING
TRACTS 17,17-01, 22, 22-04 & 22-05

OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS
FALCON PLACE SF, LTD.

8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: March 17, 2025

SUBJECT: MIS2025-002; *Appeal of a Decision by the Planning and Zoning Commission Concerning an Exception to the Fence Requirements for 1511 Orion Drive*

On February 25, 2025, the Planning and Zoning Commission denied Case No. MIS2025-002 by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Thompson and Deckard absent. This case dealt with a request by Cameron Thatcher for an *Exception* to the fence requirements for the purpose of allowing a fence on a *Keystone Lot* to encroach ten (10) feet beyond the front yard building setback at 1511 Orion Drive. Staff has included the memorandum provided to the Planning and Zoning Commission that outlines the details of the request in the attached packet. In response to this denial, the applicant has submitted a letter requesting to appeal the decision of the Planning and Zoning Commission to the City Council. According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(i)f the Planning and Zoning Commission denies a request for an exception, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee.”

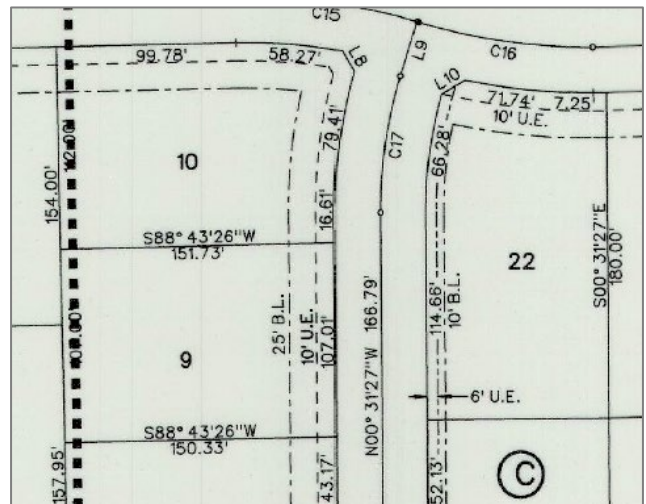
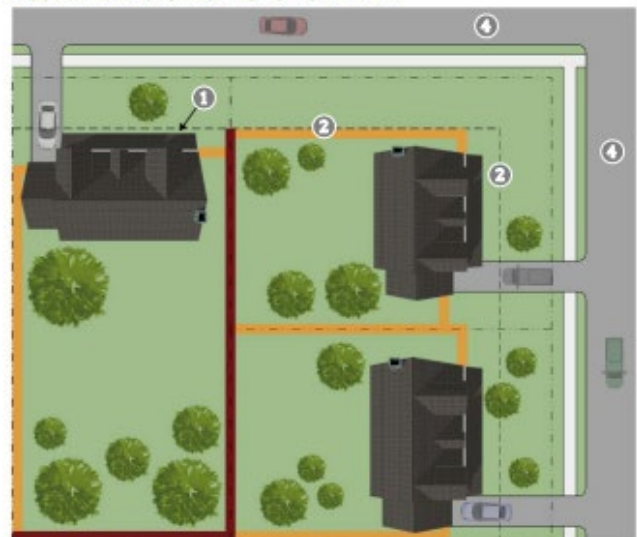


FIGURE 1: DIFFERENCE BETWEEN A KEYSTONE LOT AND A CORNER LOT (WHERE LOT 10 IS A KEYSTONE LOT AND LOT 22 IS A CORNER LOT).

BL = BUILDING SETBACKS

In the applicant’s appeal letter -- *which was written by Jon Thatcher* -- the applicant states that “...*(t)he fact that Mr. Thatcher is one of two lots in a 132-lot residential subdivision that is significantly impacted by the regulations of the ordinance demonstrates that it is a unique or extraordinary condition that exists as it relates to this property and creates an unnecessary hardship for the full use and enjoyment of the property.*” In reviewing this case, the Unified Development Code (UDC) states “*(u)less otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship.*” As is outlined in the memorandum that was provided to the Planning and Zoning Commission, the subject property -- *along with the rest of the Winding Creek Subdivision* -- was established by the *Final Plat* on January 10, 2024 (approved by City Council on May 16, 2022

FIGURE 17: FENCES BACKING TO A SIDE YARD



1: PORCH; 2: 20-FOOT BUILD LINE; 3: TEN (10) FOOT BUILD LINE; 4: STREET; 5: ALLEYWAY; REAR YARD FENCE, SIDE YARD FENCE

by Case No. P2022-017). At the time of establishment, the Winding Creek Subdivision had three (3) *Keystone Lots* (i.e. 1503 & 1511 Orion Drive and 1911 Pegasus Lane). All of these lots were platted with a 25-foot front yard building setback adjacent to both street frontages. This was different than the standard for corner lots, which have both a 25-foot front yard building setback and a ten (10) foot side yard setback adjacent to their street frontages (see *Figure 1*). It should point out that all of the *Keystone Lots* in the Winding Creek Subdivision are currently vacant or in the process of being constructed. According to Subsection 08.03(D), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "...(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in *Figure 15*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in *Figure 17*).” Based on this subdivision still being in the developing stages, with only 32 of the 138 lots being issued building permits, there does not appear to be any unique or extraordinary conditions or a hardship that would prevent the applicant from adhering to the *Fence Standards*.

It should also be pointed out that in the applicant’s appeal letter, Mr. Thatcher states “...I have included with this correspondence some photographs of a few residential properties in the City of Rockwall that demonstrate where such exceptions have been either approved or the properties were grandfathered or otherwise overlooked in the building inspection process.” Staff should note that three (3) of the examples provided were located in the City of Fate and that the remaining four (4) examples (*of which only two [2] houses are depicted*) were from the Stone Creek Subdivision, which was originally zoned in 2007 and did not have *Keystone Lot* requirements in the Planned Development District. The current fence standards were adopted by the City Council with the adoption of the updated Unified Development Code (UDC) in February 2020 by *Ordinance No. 20-02*.

Regardless of this information, an appeal of a decision by the Planning and Zoning Commission is a discretionary decision for the City Council. Approval of an appeal by the City Council requires a supermajority vote (i.e. a *three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. Should the City Council have any questions, staff will be available at the March 17, 2025 City Council meeting.

JON THATCHER

ATTORNEY AT LAW

P.O. BOX 86
FATE, TEXAS 75132
Tel 972.835.6999

WRITER'S EMAIL – jthatcherlaw@gmail.com

March 10, 2025

City of Rockwall
Attn: Ryan Miller, Director of Planning and Zoning
Email: planning@rockwall.com

Re: MIS2025-002; Exception to Fence Requirement Section 8.03(D)(1)(d) of the City of Rockwall Unified Development Ordinance – 1511 Orion Drive

Dear Mr. Miller:

I represent Cameron Thatcher in the matter stated above. Please accept this letter as our formal appeal of the decision of the Planning and Zoning Commission to deny Cameron's request for an exception to the fence requirements in Section 8.03(D)(1)(d) of the City of Rockwall Unified Development Ordinance that was rendered during their recent meeting held on February 25, 2025. Mr. Thatcher has contracted with Shaddock Homes to build a house in the Winding Creek subdivision at 1511 Orion Drive. He is specifically requesting an exception from the aforementioned fence requirements of the UDO to allow him to extend the north side fence that faces Draco Drive an additional 15 feet past the 25-foot building setback line for his side yard.

The fence requirements of Section 8.03(D)(1)(d) are specific to corner lots, which impose even stricter requirements on those corner lots that back up to a house that faces the same direction as the side yard of the corner lot. In the Winding Creek subdivision, there are 3 of these types of corner lots, one of which is my client's. One of the remaining two lots has a side yard improved with a retaining wall that will not allow for a side fence to be extended. The fact that Mr. Thatcher is one of two lots in a 132-lot residential subdivision that is significantly impacted by the regulations of the ordinance demonstrates that it is a unique or extraordinary condition that exists as it relates to this property and creates an unnecessary hardship for the full use and enjoyment of the property.

The residential lot is approximately 0.40 acres in size. However, because of the lot shape, location and layout, there is a considerable amount of the lot that becomes unusable for a young family. It shrinks the usable fenced backyard space available for Mr. Thatcher's children to run and play, the placement of outdoor activities (trampoline, swing set, etc.), his wife to plant and maintain her raised garden, or for his future consideration of an in-ground swimming pool. Additionally, there is a cluster mailbox near the front corner of Mr. Thatcher's lot facing Draco Drive. Extending the side fence will allow him to utilize more of his property with increased privacy due to the likelihood of increased foot traffic caused by the cluster mailbox.

The Council's granting of the exception will not harm neighboring properties in the area.

At the Planning and Zoning Commission meeting, staff stated that the exception would establish a precedent for these types of lots. Further, one of the Commission members stated that the side fence extending out past the building line creates line of sight issues. As previously mentioned, there are only two other corner lots of this type in the neighborhood. One of which, as previously stated, is unable to extend its side fence because of an existing retaining wall. Additionally, I have included with this correspondence some photographs of a few residential properties in the City of Rockwall that demonstrate where such exceptions have been either approved or the properties were grandfathered or otherwise overlooked in the building inspection process. The granting of such an exception would not be a case of first impression. However, with the possibility of only one other lot in the subdivision that would even have the potential of seeking the same or similar exception from the City's UDO, the extension of the side fence at 1511 Orion Drive does very little to establish a precedent. Regarding the line-of-sight question, since the request is only to extend the side fence rather than extend and wrap around towards the front of the residence, there is over one hundred feet of clearance from the front corner of the proposed fence to the corner of the intersection. This distance provides a good deal of visibility as one approaches the intersection of Draco Drive and Orion Drive. Moreover, the fence is not proposed to come all of the way to the sidewalk, but rather, up to the 10-foot utility easement, leaving plenty of visibility through the intersection and down the right of way.

The Commission had one additional comment regarding the request for the exception stating that the extension of the fence creates an issue for the neighbors in how the streetscape looks stating that there would be "this one weird fence sticking out." In an effort to mitigate any negative impacts on the streetscape, Mr. Thatcher would propose as a condition of the exception to increase landscaping down the side fence line to create a more appealing visual for the neighbors and the neighborhood overall, especially with the increased foot traffic from the cluster mailbox. This would include ornamental shrubs and/or bushes and flowers. I have provided some images of some examples of similar landscaping down the fence line.

Thank you for your assistance in processing this appeal to the City Council of Rockwall. If staff have any questions regarding the request and appeal, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Thatcher", with a long horizontal flourish extending to the right.

Jon Thatcher

Attorney for
Cameron Thatcher

Enclosures: Images of Residential Properties



367 Featherstone Dr
121 Deverson Dr

Rockwall, Texas
Google Street View
Jul 2018 [See more dates](#)



Google

Image capture: Jul 2018 © 2025 Google



313 Featherstone Dr

121 Deverson Dr - side fence in front of building line of 313 Featherstone Dr

Rockwall, Texas
Google Street View
Jul 2018



Google

Image capture: Jul 2018 © 2025 Google



501 Miramar Dr

562 Featherstone - side fence in front of building line of 586



Rockwall, Texas
Google Street View
Jun 2018 See latest date

Google

Image capture: Jun 2018 © 2025 Google

Google Maps

586 Miramar Dr

562 Featherstone Dr - side fence in front of building line of 586 Miramar Dr



Rockwall, Texas
Google Street View
Jul 2018 See more dates

Image capture: Jul 2018 © 2025 Google



803 Acadia Ct

In Fate - Example of corner lot landscaping

Rockwall, Texas
Google Street View
Oct 2022



Image capture: Oct 2022 © 2025 Google



729 Bosley Dr
In Fate - Example of corner lot landscaping



Rockwall, Texas
Google Street View
Feb 2023 See more dates

Google

Image capture: Feb 2023 © 2025 Google



905 Birch Dr

Example of landscaping near cluster mailbox - additional landscaping near the fence line at 1511 Orion Dr with City approval



Image capture: Oct 2022 © 2025 Google



TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: February 25, 2025
SUBJECT: MIS2025-002; *Exception to the Fence Requirements for 1511 Orion Drive*

On February 14, 2025, the applicant -- *Cameron Thatcher* -- submitted a development application requesting the approval of an *Exception* to the fence requirements for the purpose of allowing a fence on a *Keystone Lot* to encroach ten (10) feet beyond the front yard building setback at 1511 Orion Drive. The subject property is a 0.40-acre parcel of land (*i.e. Lot 10, Block D, Winding Creek Subdivision*) that is situated within the Winding Creek Subdivision, and is zoned Planned Development District 91 (PD-91) [Ordinance No. 21-49]. Planned Development District 91 (PD-91) was adopted on October 18, 2021 [Case No. Z2021-036]. The subject property -- *along with the rest of the Winding Creek Subdivision* -- was established by the *Final Plat* on January 10, 2024 (*approved by City Council on May 16, 2022 by Case No. P2022-017*). At the time of establishment, the Winding Creek Subdivision had three (3) *Keystone Lots* (*i.e. 1503 & 1511 Orion Drive and 1911 Pegasus Lane*). All of these lots were platted with a 25-foot front yard building setback adjacent to both street frontages. This was different than the standard for corner lots, which have both a 25-foot front yard building setback and a ten (10) foot side yard setback adjacent to their street frontages (see *Figure 1*). Staff should point out that all of the *Keystone Lots* in the Winding Creek Subdivision are currently vacant or in the process of being constructed.

A *Keystone Lot* is a corner lot whose rear property line is shared with the side yard property line of another lot (see *Figure 17: Fences Backing to a Side Yard* -- from Article 08, *Landscape and Fence Standards*, of the *Unified Development Code [UDC]* -- for an example of a *Keystone Lot*). According to Subsection 08.03(D), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the *Unified Development Code (UDC)*, "...(c)corner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in *Figure 15*); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in *Figure 17*)." The purpose of this requirement is to prevent a *Keystone Lots'* fence from blocking the visibility and view corridor of the property directly behind the *Keystone Lot*. In this case, the applicant is requesting to encroach the 25-foot front building setback line by 15-feet (see *Figure 2*), which will block the visibility and view corridor of the property situated at 2113 Draco Drive.

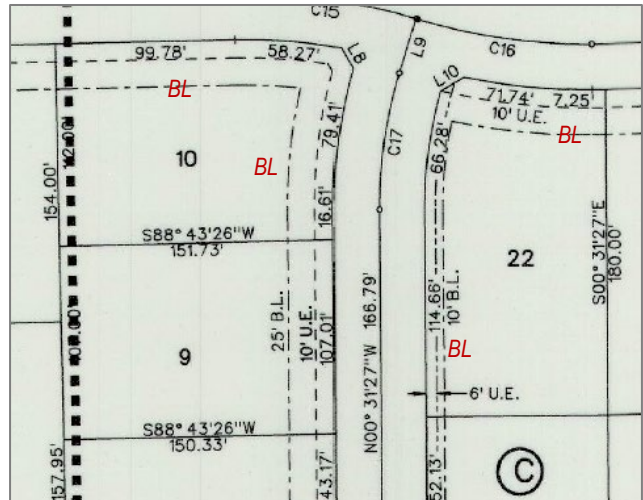
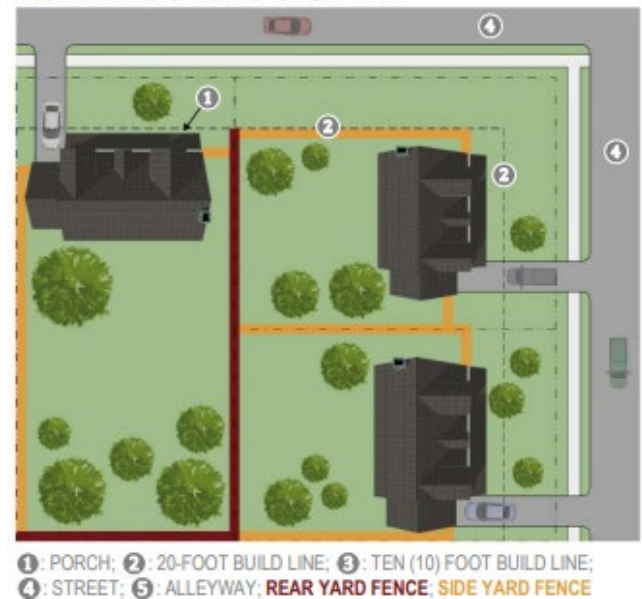


FIGURE 1: DIFFERENCE BETWEEN A KEYSTONE LOT AND A CORNER LOT (WHERE LOT 10 IS A KEYSTONE LOT AND LOT 22 IS A CORNER LOT).
 BL = BUILDING SETBACKS

FIGURE 17: FENCES BACKING TO A SIDE YARD



①: PORCH; ②: 20-FOOT BUILD LINE; ③: TEN (10) FOOT BUILD LINE;
 ④: STREET; ⑤: ALLEYWAY; REAR YARD FENCE, SIDE YARD FENCE

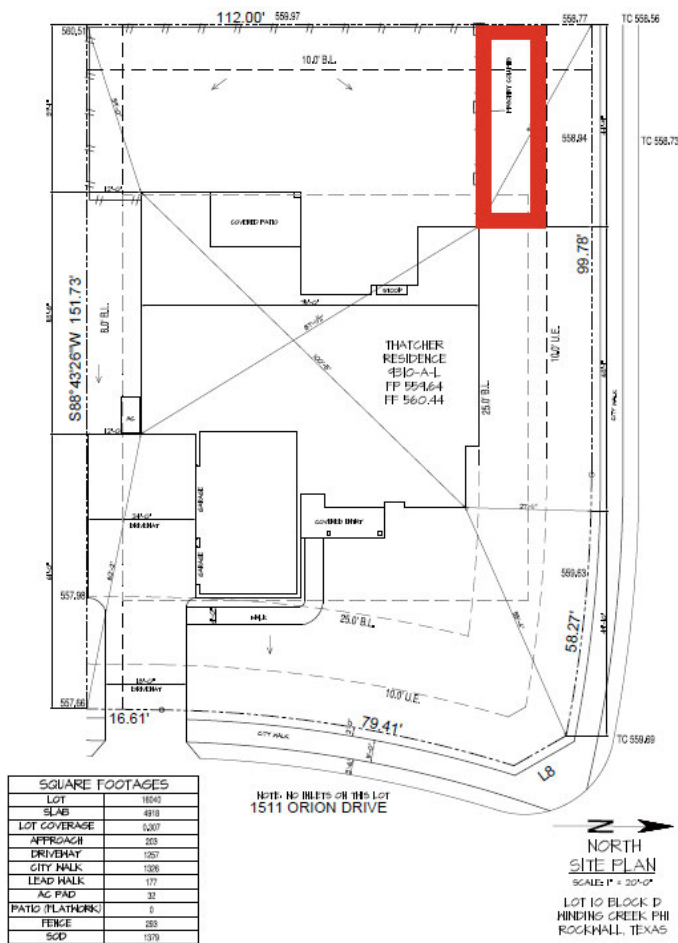


FIGURE 2: APPLICANT'S PLOT PLAN AND REQUEST
RED BOX = ENCROACHMENT INTO THE FRONT YARD BUILDING
 SETBACK

and Zoning Commission have any questions concerning the applicant's request, staff will be available at the February 25, 2025 Planning and Zoning Commission meeting.

Since the *Fence Placement* requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) don't specifically layout criteria or a process for *Exceptions*, this request is subject to the process and procedures for an *Exception* as stipulated in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). This section states that "(u)less otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, the applicant has not provided staff with an explanation of the request outlining why the requirements of the Unified Development Code (UDC) cannot be met. In addition, this being a relatively new subdivision where only 32 of the 138 lots have been issued building permits, there does not appear to be any unique or extraordinary conditions or a hardship that would prevent the applicant from adhering to the *Fence Standards*. Staff should also note that if the applicant's request is approved, this could set a precedence for the remaining two (2) *Keystone Lots* in the subdivision. With this being said, requests for *Exceptions* to the requirements of the Unified Development Code (UDC) are a discretionary decision for the Planning and Zoning Commission. In order to approve a request for an *Exception*, a supermajority vote (i.e. a *three-fourths vote of those members present*) is required with a minimum of four (4) votes in affirmative. Should the Planning

PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: MIS2025-002
 PROJECT NAME: Variance Request for 1511 Orion Drive
 SITE ADDRESS/LOCATIONS: 1511 ORION DR
 CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments
02/21/2025: 1. Label Street. 2. Ensure proposed fence stays outside of the 10' utility easement.			
BUILDING	Craig Foshee	02/20/2025	Approved w/ Comments
02/20/2025: IF APPROVED, THE FENCE AND MASONRY COLUMNS WILL NEED TO BE LOCATED OUTSIDE THE UTILITY EASEMENT AND A FENCE PERMIT/PLAN WILL NEED TO BE SUBMITTED TO THE BUILDING INSPECTION DEPARTMENT FOR REVIEW.			
FIRE	Ariana Kistner	02/19/2025	Approved
No Comments			
GIS	Lance Singleton	02/18/2025	Approved
No Comments			
POLICE	Chris Cleveland	02/19/2025	Approved
No Comments			
PARKS	Travis Sales	02/18/2025	Approved
No Comments			
PLANNING	Ryan Miller	02/21/2025	Approved w/ Comments

I.1 This is a request approval of a Miscellaneous Case for an Exception to the Fence Standards on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, and addressed as 1511 Orion Drive.

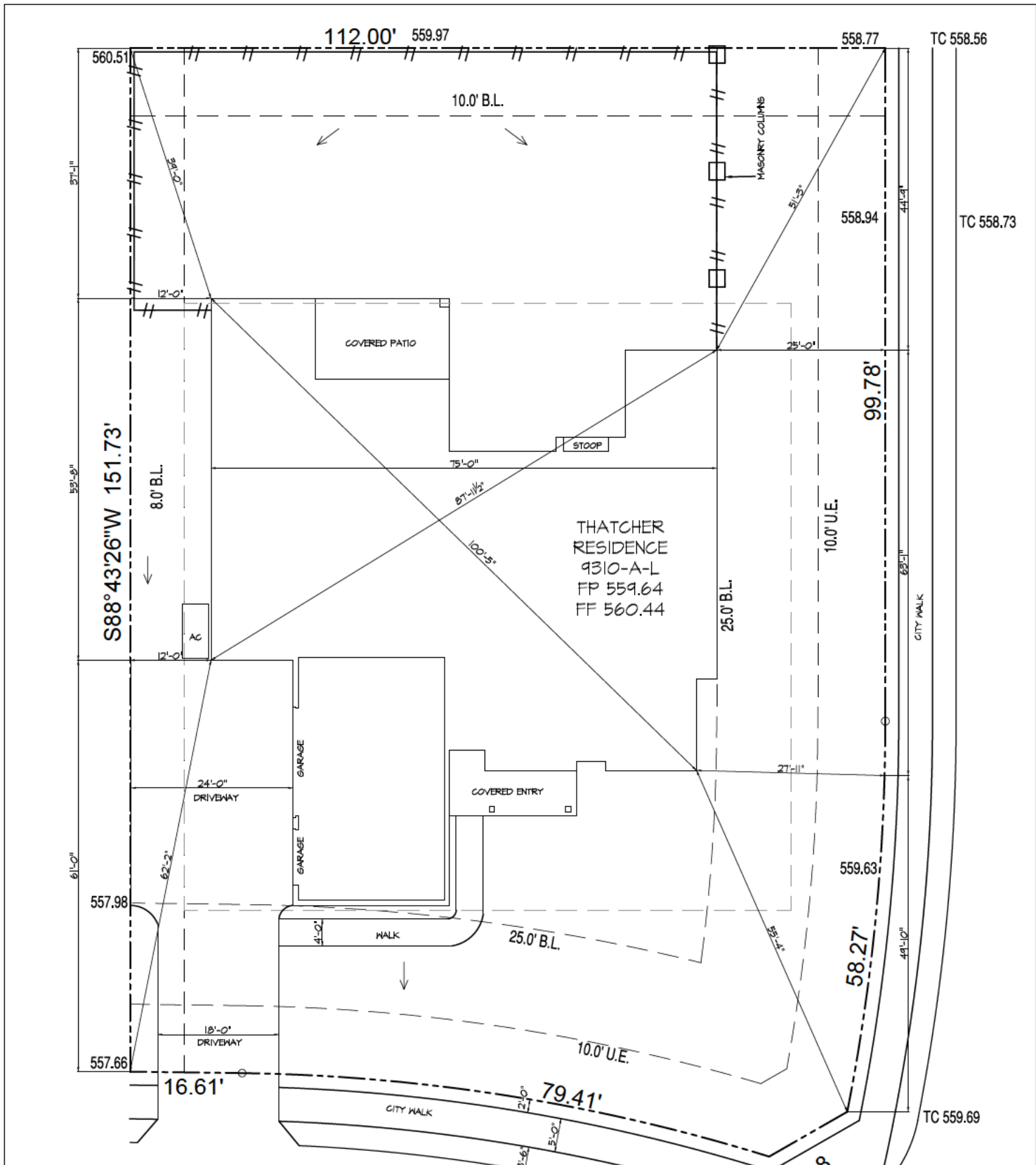
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

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(D), Fence Placement, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "...(c)orner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in Figure 15); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in Figure 17)."

I.5 In this case, the subject property is considered to be a Keystone Lot, which is defined as a corner lot whose rear property line is shared with the side yard property line of another lot. Based on this the lot is subject to the requirements stipulated by Subsection 08.03(D) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). The request to encroach into the side yard property line adjacent to Draco Drive will require an Exception from the Planning and Zoning Commission. Please note that a supermajority vote (i.e. a three-fourths vote of those members present) is required for the approval of an exception.

I.6 Please note the scheduled meeting for this case will be held on February 25, 2025 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.



S88°43'26"W 151.73'

112.00' 559.97

558.77 TC 558.56

THATCHER RESIDENCE
9310-A-L
FP 559.64
FF 560.44


NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE

N
NORTH
SITE PLAN
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379

All Product Including Architectural Designs, © 2000-2020,
Shaddock Homes, LTD ("Shaddock"), All rights reserved
NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG	 SHADDOCK — HOMES —	ADDRESS	
		1511 ORION DRIVE	
	DRAWN BY	CITY	
		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24



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
- 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 & 2}
- 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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1511 Orion Drive, Rockwall, Texas

SUBDIVISION Winding Creek LOT 10 BLOCK D

GENERAL LOCATION North Rockwall - Less than 1 mile southeast of Rockwall ISD 9th Grade Campus

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-91 CURRENT USE Single-family residential

PROPOSED ZONING PD-91 PROPOSED USE Single-family residential

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 Shaddock Homes

APPLICANT

CONTACT PERSON JAY HANNA
ADDRESS 2400 Dallas Pkwy Ste 460

CONTACT PERSON Cameron Thatcher
ADDRESS 724 Fletcher Drive

CITY, STATE & ZIP Plano, TX 75093
PHONE 214-762-7405
E-MAIL jay@shaddockhomes.com

CITY, STATE & ZIP Fate, Texas 75087
PHONE (214) 846-2502
E-MAIL camthatcher@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Hanna/Shaddock Homes [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

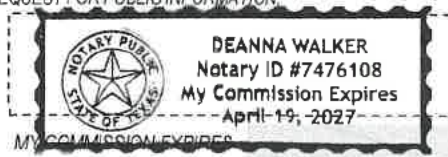
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE _____

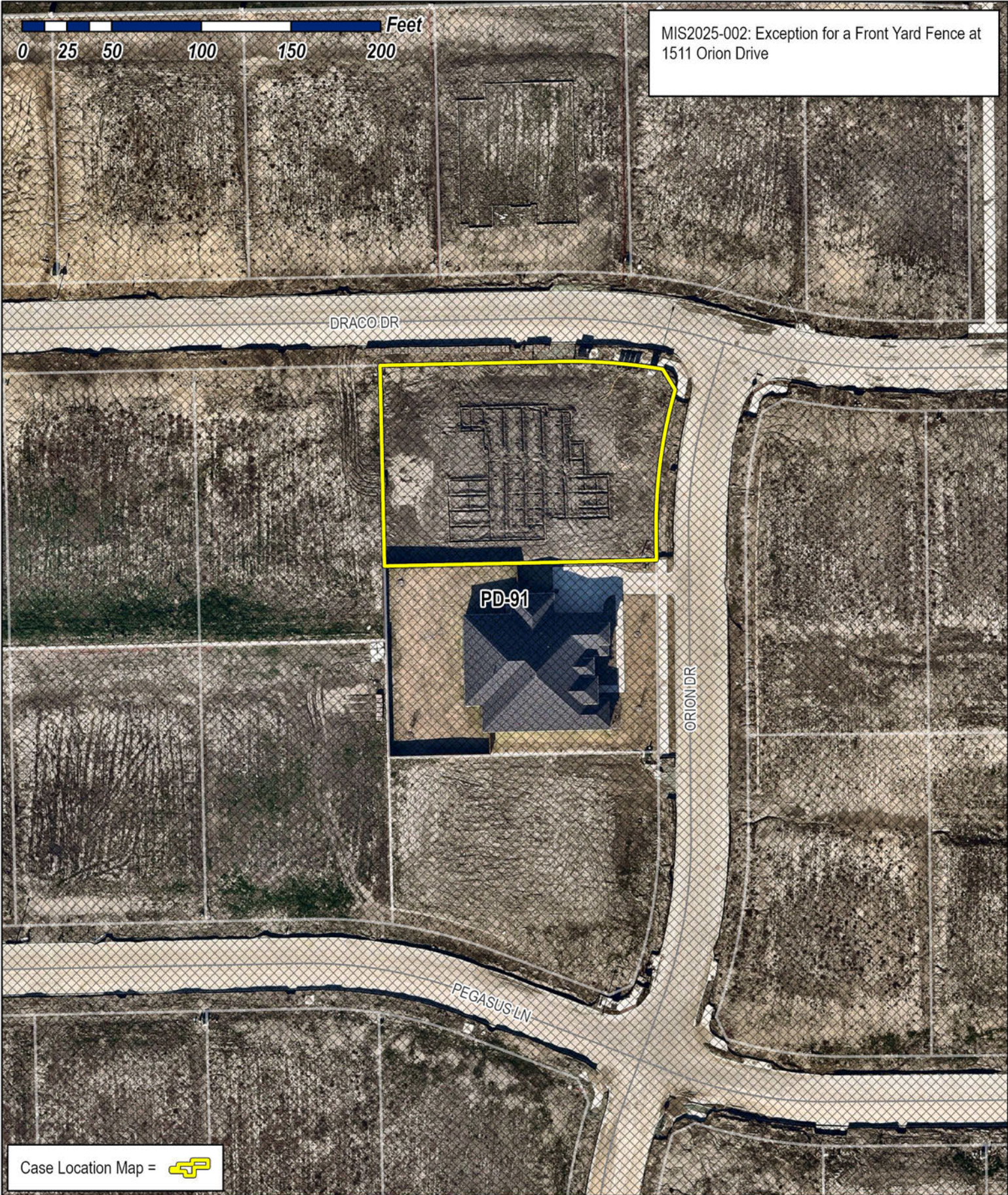
Deanna Walker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 25 50 100 150 200 Feet

MIS2025-002: Exception for a Front Yard Fence at 1511 Orion Drive



Case Location Map = 

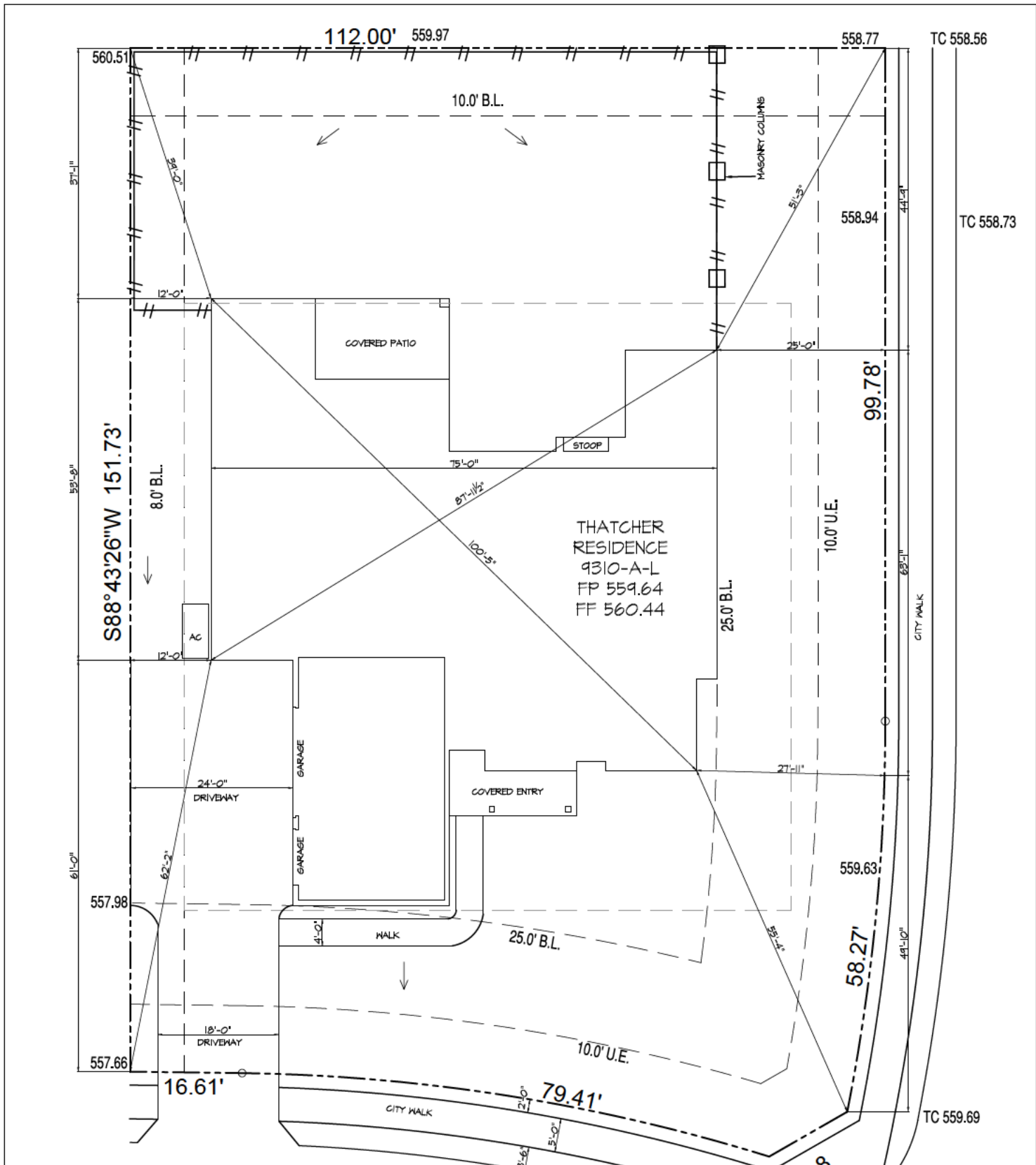


City of Rockwall

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.





S88°43'26"W 151.73'

THATCHER RESIDENCE
9310-A-L
FP 559.64
FF 560.44


NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE

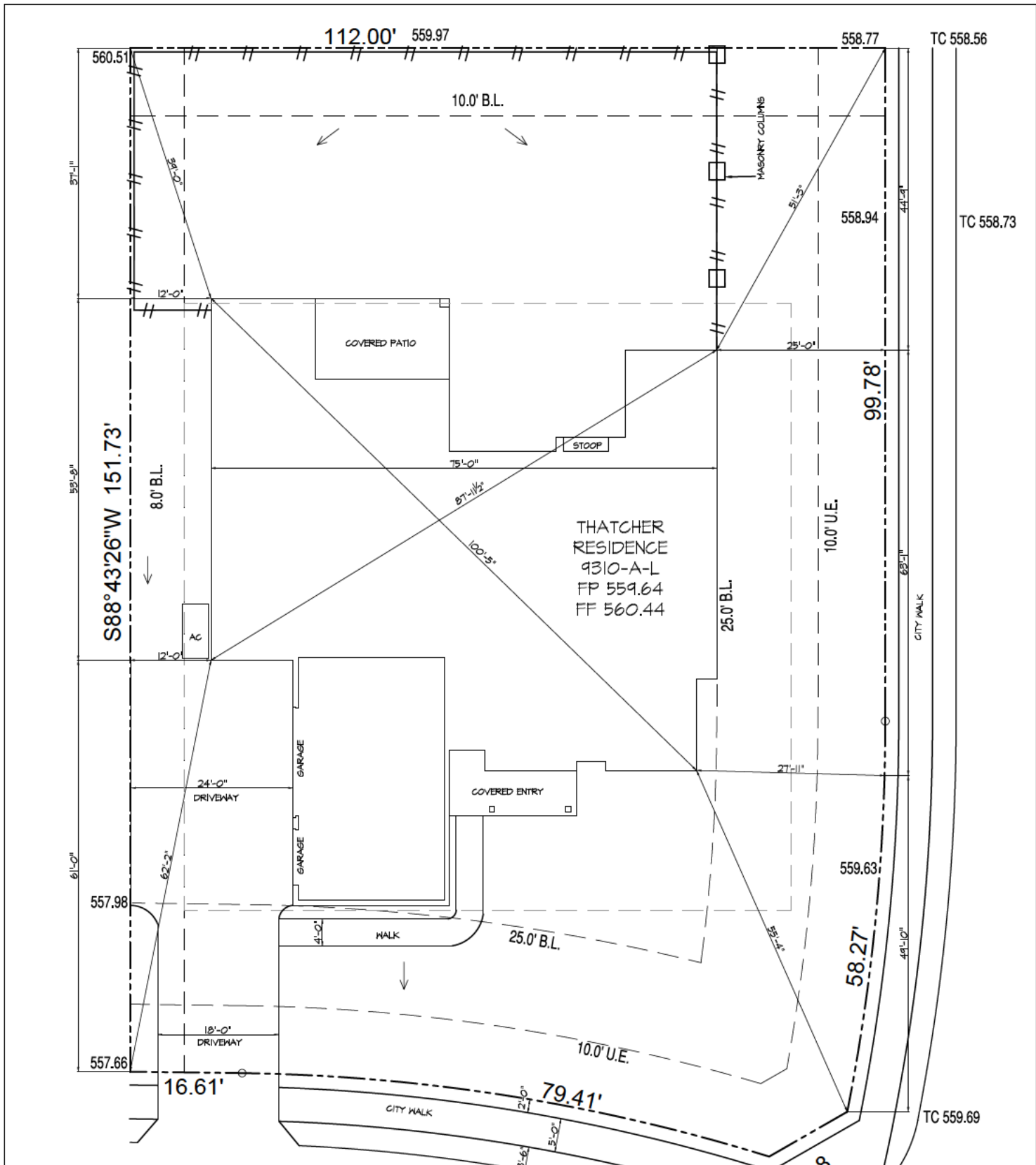
N
NORTH
SITE PLAN
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	293
SOD	1379

All Product Including Architectural Designs, © 2000-2020,
Shaddock Homes, LTD ("Shaddock"), All rights reserved
NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG	 SHADDOCK —HOMES—	ADDRESS	
		1511 ORION DRIVE	
	DRAWN BY	CITY	
		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24




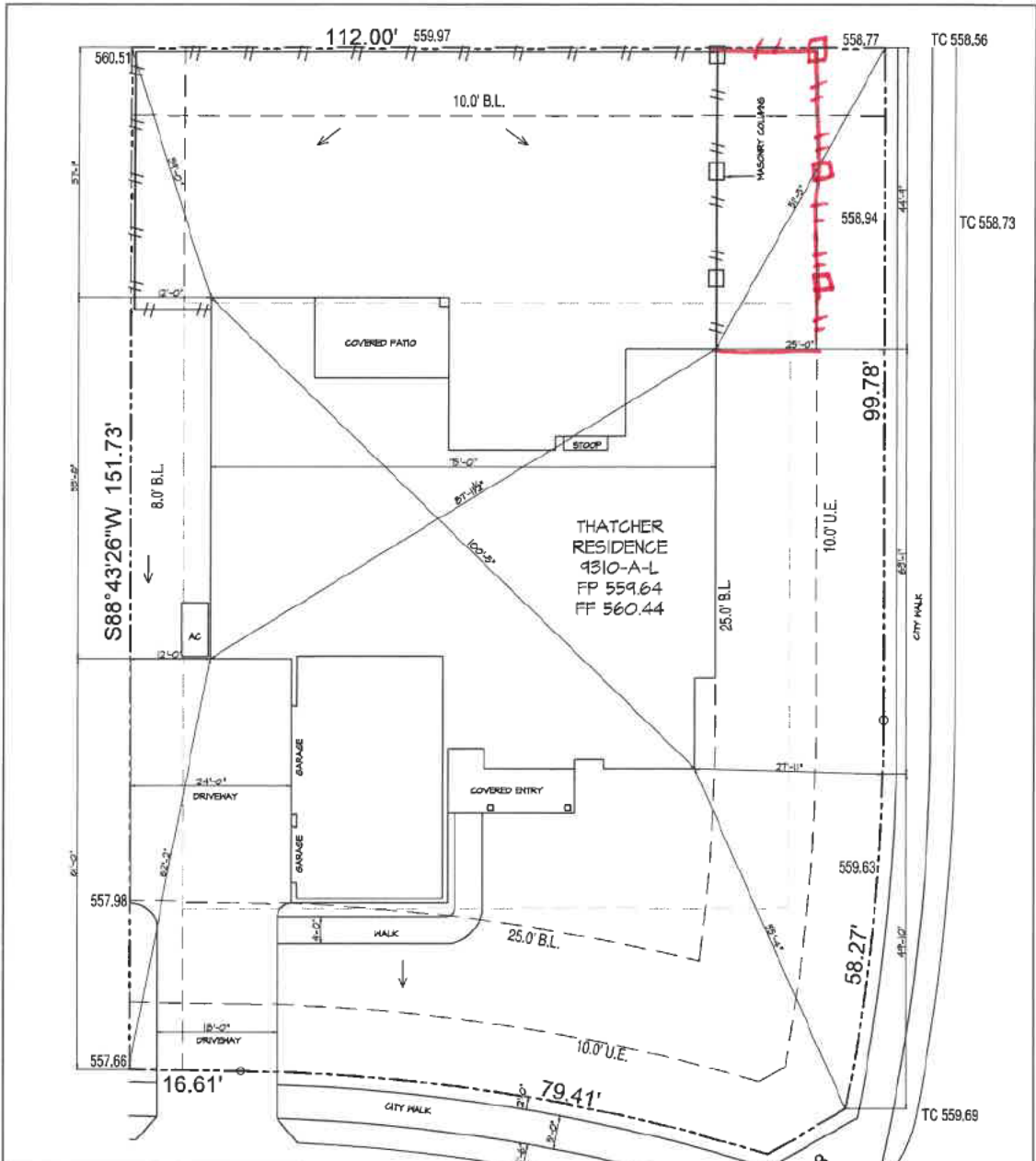
SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	203
DRIVEWAY	1257
CITY WALK	1326
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NOTE: NO INLETS ON THIS LOT
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N 
NORTH
SITE PLAN
 SCALE: 1" = 20'-0"
 LOT 10 BLOCK D
 WINDING CREEK PHI
 ROCKWALL, TEXAS

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		1511 ORION DRIVE	
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		9310-A-L	10/03/24




SQUARE FOOTAGES	
LOT	16040
SLAB	4918
LOT COVERAGE	0.307
APPROACH	263
DRIVEWAY	1257
CITY WALK	1326
LEAD WALK	177
AC PAD	32
PATIO (FLATWORK)	0
FENCE	289
SOD	1379

NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE

NORTH
SITE PLAN
SCALE: 1" = 20'-0"

LOT 10 BLOCK D
WINDING CREEK PHI
ROCKWALL, TEXAS

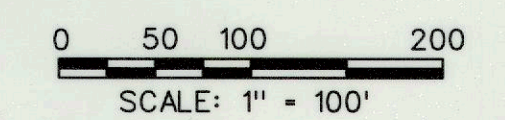
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NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

UPDATE LOG	 SHADDOCK HOMES	ADDRESS	
		1511 ORION DRIVE	
	DRAWN BY	CITY	
		ROCKWALL, TEXAS	
	DJ	PLAN	DATE
		9310-A-L	10/03/24

$\Delta = 39^{\circ}09'00''$
 $R = 533.14'$
 $L = 364.29'$
 $C = 357.25'$
 $B = N18^{\circ}58'55''E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2602549.504	7036195.084	0.0

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2602305.80	7034878.337	0.0



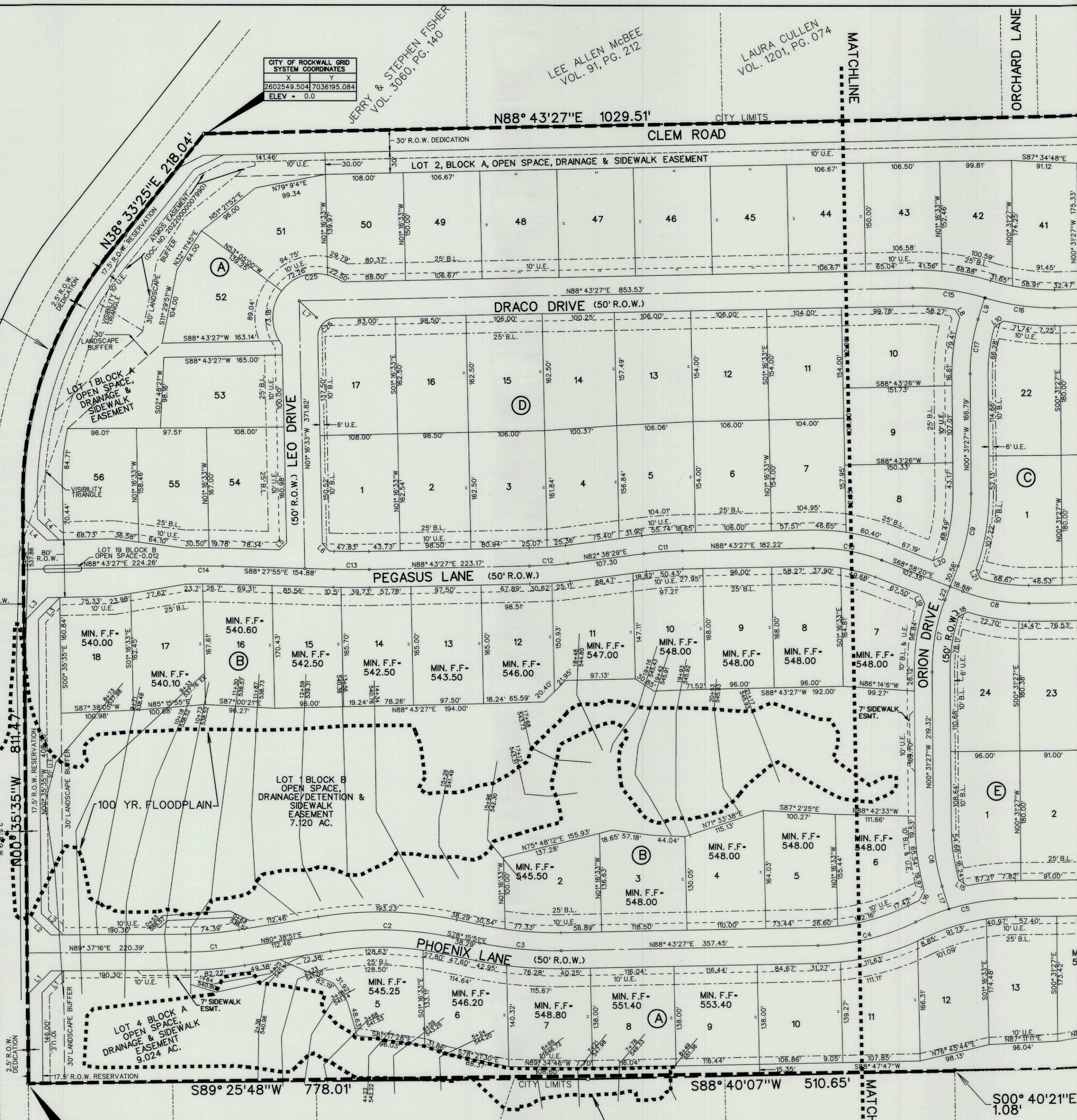
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°30'50" E	42.35'
2.	N 45°29'10" W	42.51'
3.	N 44°03'56" E	42.68'
4.	N 45°56'04" W	42.17'
5.	N 45°07'46" E	13.79'
6.	S 44°52'14" W	14.48'
7.	S 46°16'33" W	33.36'
8.	S 31°05'48" W	13.36'
9.	S 16°58'20" W	31.36'
10.	N 59°47'33" E	14.81'
11.	S 28°38'58" W	29.95'
12.	N 44°28'33" E	14.14'
13.	S 45°31'21" W	14.14'
14.	N 52°35'52" E	20.06'
15.	S 57°40'22" W	14.22'
16.	N 27°24'04" E	15.23'
17.	N 17°03'31" E	32.60'
18.	N 63°33'47" E	14.11'
19.	S 25°03'18" W	14.41'
20.	N 65°57'54" E	14.13'
21.	S 25°25'41" W	13.81'
22.	N 20°47'52" E	19.73'
23.	N 01°06'00" W	23.55'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°58'25"	500.00'	78.31'	78.23'	N85°08'03"E
2.	21°05'19"	500.00'	184.03'	183.00'	N80°38'51"E
3.	13°00'42"	500.00'	113.55'	113.31'	S84°46'12"E
4.	24°51'04"	325.00'	140.96'	139.86'	N76°33'26"E
5.	25°20'39"	325.00'	143.76'	142.59'	N76°48'14"E
6.	16°32'04"	276.00'	79.65'	79.37'	N08°47'29"W
7.	21°19'19"	276.00'	102.71'	102.12'	N10°08'13"E
8.	21°33'07"	250.00'	94.04'	93.49'	S79°44'53"E
9.	21°19'19"	275.00'	102.34'	101.75'	N10°08'13"E
10.	22°18'13"	250.00'	97.32'	96.71'	S80°07'26"E
11.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
12.	06°04'58"	500.00'	53.08'	53.06'	S85°40'58"W
13.	02°48'38"	1000.00'	49.05'	49.05'	N89°52'14"W
14.	02°48'42"	1077.40'	52.87'	52.87'	S89°58'11"E
15.	18°02'48"	325.00'	102.37'	101.94'	S82°15'09"E
16.	17°17'41"	325.00'	98.10'	97.73'	S81°52'36"E
17.	17°29'47"	251.00'	76.65'	76.35'	N08°13'27"E
18.	48°22'30"	9.50'	8.02'	7.78'	S66°20'12"E
19.	177°10'14"	61.00'	194.65'	121.96'	N46°26'10"E
20.	44°27'16"	9.50'	7.37'	7.19'	N22°45'50"W
21.	90°00'00"	25.50'	40.06'	36.06'	N44°28'33"E
22.	45°51'26"	9.50'	7.60'	7.40'	N22°24'16"E
23.	90°00'00"	25.50'	40.06'	36.06'	N45°31'27"W
24.	30°38'59"	9.50'	5.08'	5.02'	N74°09'04"E
25.	16°24'07"	61.00'	175.03'	120.87'	N43°43'27"E
26.	90°00'00"	25.00'	39.27'	35.36'	N43°43'27"E

FINAL PLAT
 OF
WINDING CREEK SUBDIVISION
 LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 6
 BEING
 TRACTS 17,17-01, 22, 22-04 & 22-05
 OUT OF THE
 W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087
 APRIL 2022 SCALE 1" = 100'
 CASE #P2022-017 SHEET 1 OF 3

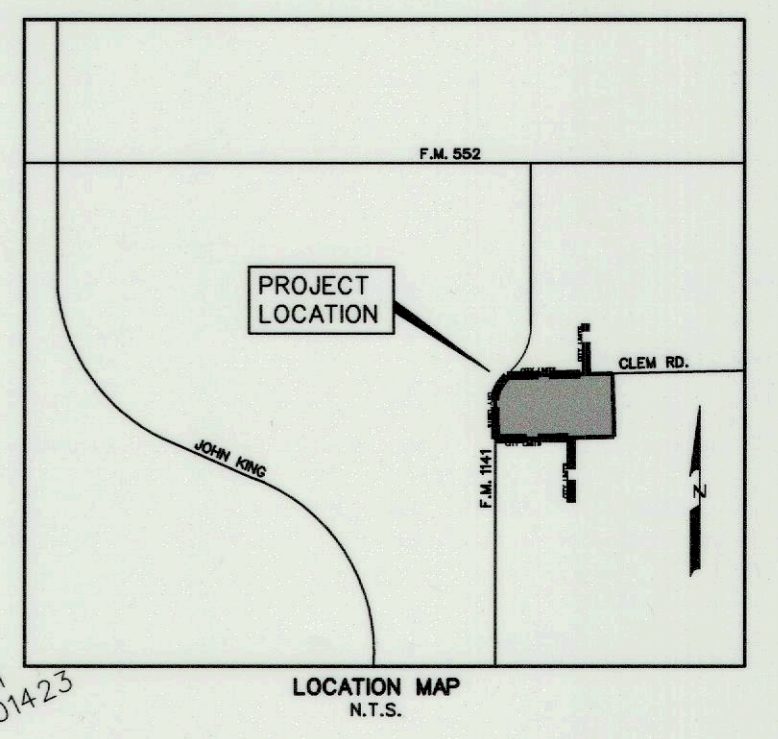


TOTAL ACRES	78.831
TOTAL RESIDENTIAL LOTS	132
DENSITY	1.674

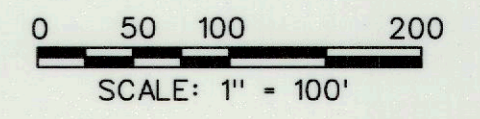
MAYTONA RANCH ESTATES
 CAB. B, PG. 78

MEADOW VIEW RANCH
 CAB. A, SLD. 253

ERWIN KARL DANIEL
VOL. 6424, PG. 27



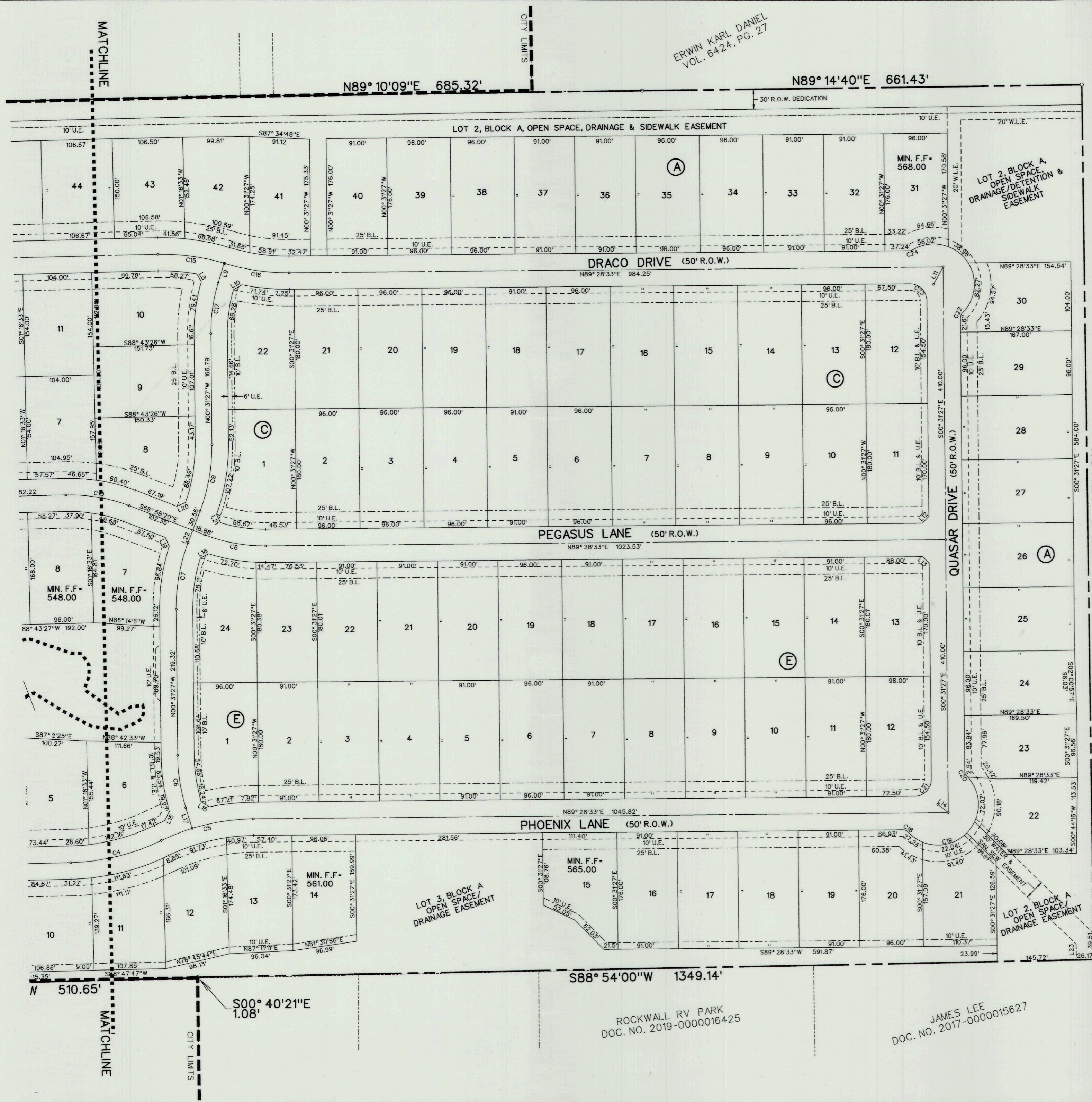
WILLIAM McCALLUM
DOC. NO. 2015-000001423



NOTES

1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. No trees to be placed in right-of-ways or 10' utility easements along right-of-ways or along lot lines.

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**
LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
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GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087
APRIL 2022 SCALE 1" = 100'



ROCKWALL RV PARK
DOC. NO. 2019-0000016425

JAMES LEE
DOC. NO. 2017-0000015627

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FALCON PLACE SF, LTD.
a Texas limited partnership

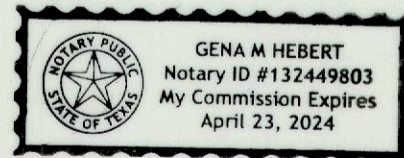
BY: FALCON PLACE SF GP Corporation
a Texas corporation
Its General Partner

JOHN ARNOLD
Director

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 15th day of December, 2023.

GENA M HEBERT
Notary Public in and for the State of Texas
My Commission Expires: 4/23/2024



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



WITNESS OUR HANDS, this 4th day of Jan., 2023.
[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88° 43' 27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89° 10' 09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89° 14' 40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 2015000001423 in said Deed Records;

THENCE, South 00° 46' 30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88° 54' 00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00° 40' 21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88° 40' 07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 25' 48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00° 35' 35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 553.14 feet, a central angle of 39° 09' 00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18° 58' 55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38° 33' 25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 14 day of Dec., 2023.

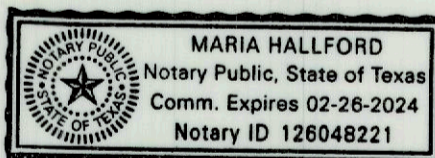
[Signature]
PATRICK J. BALDASARO
R.P.L.S. No. 5504



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 14 day of Dec., 2023.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

[Signature]
Planning & Zoning Commission

1.9.2024
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 4th day of Jan., 2023.

[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/10/2024 01:47:38 PM
\$147.00
2024000000457



[Signature]

FINAL PLAT

OF
WINDING CREEK
SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6

BEING
TRACTS 17,17-01, 22, 22-04 & 22-05

OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APPLICANT/OWNERS
FALCON PLACE SF, LTD.

8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

APRIL 2022



May 12, 2025

TO: Cameron Thatcher
724 Fletcher Drive
Fate, Texas 75087

CC: Jay Hankla
Shaddock Homes
2400 Dallas Parkway, Suite 460
Plano, Texas 75073

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2025-002; Exception for a Front Yard Fence at 1511 Orion Drive

Mr. Thatcher:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on March 17, 2025. The following is a record of all voting records:

Planning and Zoning Commission

On February 25, 2025, the Planning and Zoning Commission approved a motion to deny the fence exception by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Thompson and Deckard absent.

City Council

On March 17, 2025, the City Council approved a motion to deny the appeal for a fence exception with 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 of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning