



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**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**

**CITY COUNCIL READING #1**

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

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- TREE REMOVAL (\$75.00)
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#### NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3510 Lakeside Dr, Rockwall, TX 75087

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## 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]

OWNER Willi Karbaum

APPLICANT \_\_\_\_\_

CONTACT PERSON Willi Karbaum

CONTACT PERSON \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

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## NOTARY VERIFICATION [REQUIRED]

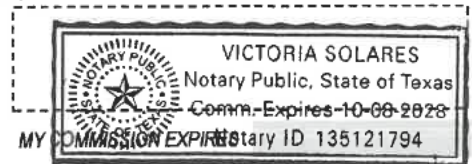
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Willi Karbaum [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 Ninth DAY OF March, 2026. 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 9th DAY OF March, 2026

OWNER'S SIGNATURE Willi Karbaum

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Victoria Salares



To whom it may concern,

I am requesting an exception to allow me to put a small transparent front fence (wrought iron) on my property.

My townhome currently has a small side yard with a walkway and hedges that extend and curve slightly (less than 10 feet) beyond the front of the house. I have a two-year-old daughter and would like to make the side yard a place she can play in and put in a swing set; however, I fear she may run into the street and would like to install a fence for safety.

If we had to comply and place a fence up to the front of the house instead of slightly in front of it, this would limit the space my daughter would have to run around significantly, and that is why I am seeking this exception.

The extension we are requesting is modest in size and would still leave ~20 feet of room between the fence and the road (as you can see from the rendered image). So, we do not believe it would be an eyesore.

Please consider this small exception. Again, all we are trying to accomplish is to create a small but safe space for my daughter to play in.

Thank you!

-Will Karbaum







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Planning and Zoning Department  
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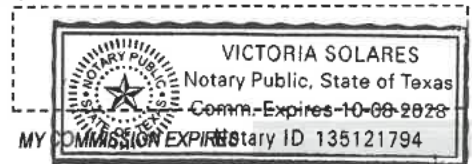
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OWNER'S SIGNATURE Willi Karbaum

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Victoria Salares





MIS2026-004: Exception for a Front Yard Fence at 3510 Lakeside 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](http://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.



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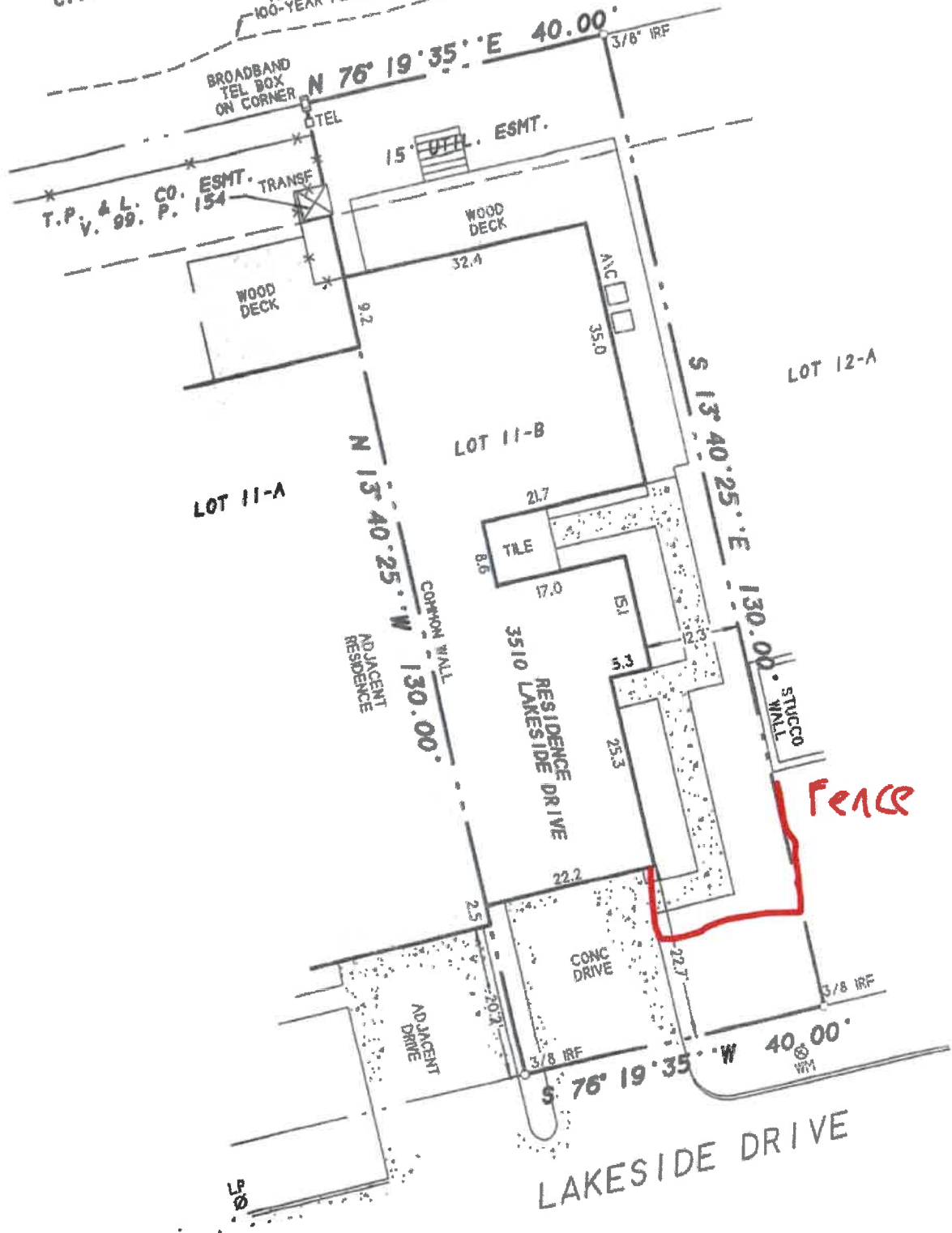
Thank you!

-Will Karbaum

PLAT OF SURVEY

LAKE RAY HUBBARD  
CITY OF DALLAS

APPROX. LIMITS OF  
100-YEAR FLOOD PLAIN



SURVEY ACCEPTED BY:

\_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, *Senior Planner*  
**DATE:** March 31, 2026  
**SUBJECT:** MIS2026-004; *Exception for a Front Yard Fence at 3510 Lakeside Drive*

The applicant, Will Karbaum, is requesting the approval of an *Exception for a Front Yard Fence*. The subject property is located on a 0.1190-acre parcel of land (*i.e. Lot 11-B, Lakeside Village #2*) and is addressed as 3510 Lakeside Drive. Specifically, the applicant is requesting to construct a 42-inch wrought-iron fence along a portion of the eastern property line, in the front yard, that runs adjacent to Lakeside Drive.



**FIGURE 1:** 42-INCH TALL WROUGHT-IRON FENCE.

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.” In addition, Subsection 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified

Development Code (UDC) states that, “(u)less otherwise provided for in this section [*i.e. Section 08, Fence Standards*], the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ...” With regard to the *Front Yard Fence*, Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for wood picket front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. In this case, the proposed front yard fence is a 42-inch tall wrought-iron fence that is proposed to extend around eight (8) feet in front of the front façade of the home (*see Figure 1*).

Staff reviewed fences located on properties within the Lakeside Village Subdivision, and it does appear there are two (2) other front-yard fences within the subdivision. All this being said, the proposed front yard fence does not appear to have a negative impact on the adjacent properties. Additionally, any requests requiring an exception the *Fence Standards* is discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff will be available at the meeting on March 31, 2026.

# PROJECT COMMENTS



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

DATE: 3/26/2026

PROJECT NUMBER: MIS2026-004  
PROJECT NAME: Exception for a Front Yard Fence at 3510 Lakeside Drive  
SITE ADDRESS/LOCATIONS: 3510 Lakeside Drive

CASE CAPTION: Discuss and consider a request by Will Karbaum for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence on a 0.119-acre parcel of land identified as Lot 11-B of Lakeside Village #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for single-family attached, addressed as 3510 Lakeside Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Verify fence is a minimum of 10' from property line. Meters must be outside of fence.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved w/ Comments

03/18/2026: If approved, the applicant will need to apply for a fence permit with the Building Inspection Department.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/26/2026	Approved w/ Comments

03/26/2026: MIS2026-004; Exception for a Front Yard Fence at 3510 Lakeside Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Special Exception for a Front Yard Fence on a 0.1190-acre parcel of land identified as Lot 11-B, of Lakeside Village #2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for Single-Family Attached land uses, and addressed as 3510 Lakeside Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@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 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, “(u)nless otherwise provided for in this section [i.e. Section 08, Fence Standards], the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ...”

I.5 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), states that “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed 42-inches in height, and (c) opaque fences should be prohibited. In this case, the proposed front yard fence is a 42-inch wrought-iron fence proposed to extend around 10 feet in front of the front façade of the home.

I.6 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: March 31, 2026

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council may have regarding your request.



# DEVELOPMENT APPLICATION

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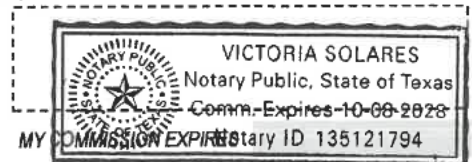
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MIS2026-004: Exception for a Front Yard Fence at 3510 Lakeside Drive



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To whom it may concern,

I am requesting an exception to allow me to put a small transparent front fence (wrought iron) on my property.

My townhome currently has a small side yard with a walkway and hedges that extend and curve slightly (less than 10 feet) beyond the front of the house. I have a two-year-old daughter and would like to make the side yard a place she can play in and put in a swing set; however, I fear she may run into the street and would like to install a fence for safety.

If we had to comply and place a fence up to the front of the house instead of slightly in front of it, this would limit the space my daughter would have to run around significantly, and that is why I am seeking this exception.

The extension we are requesting is modest in size and would still leave ~20 feet of room between the fence and the road (as you can see from the rendered image). So, we do not believe it would be an eyesore.

Please consider this small exception. Again, all we are trying to accomplish is to create a small but safe space for my daughter to play in.

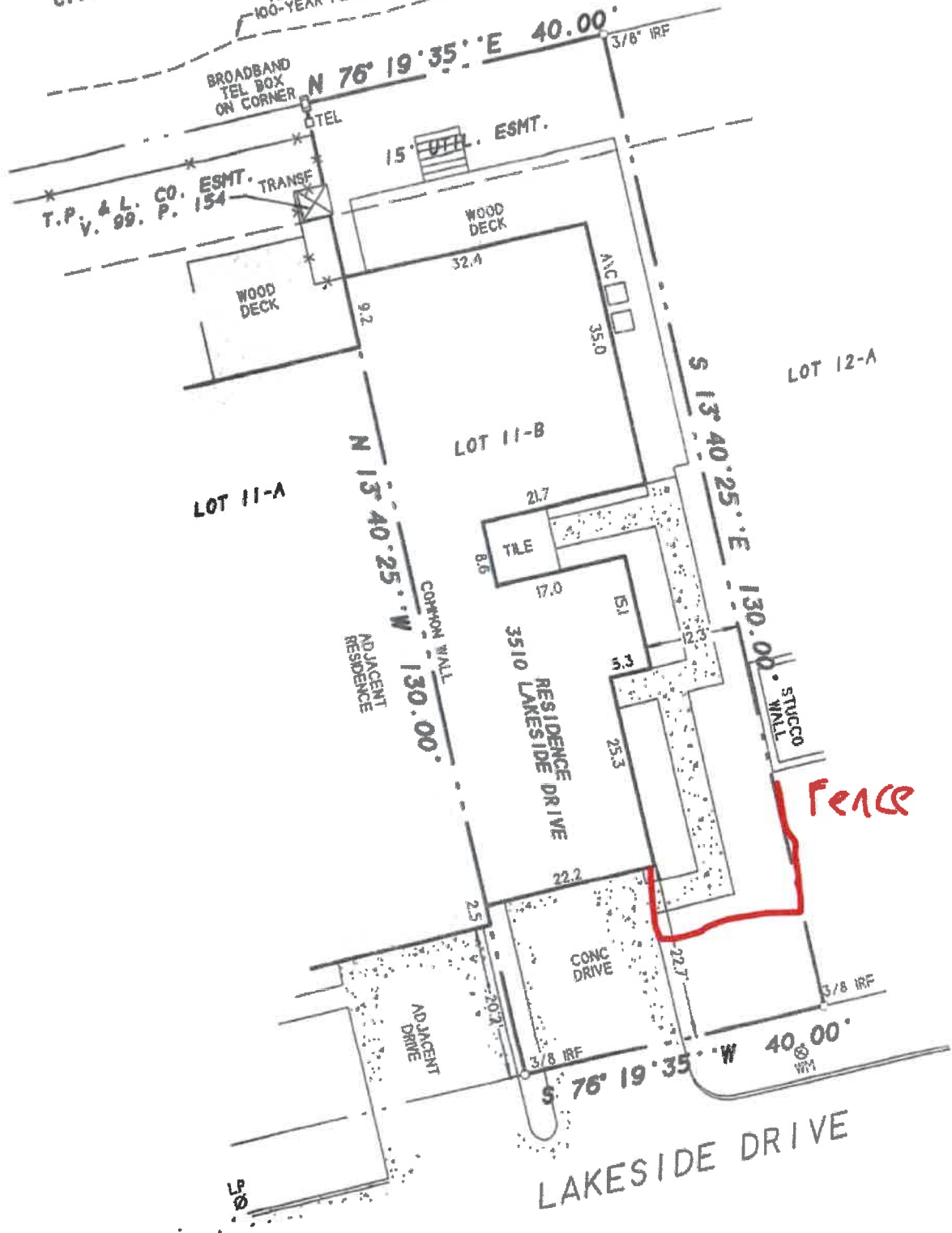
Thank you!

-Will Karbaum

PLAT OF SURVEY

LAKE RAY HUBBARD  
CITY OF DALLAS

APPROX. LIMITS OF  
100-YEAR FLOOD PLAIN



SURVEY ACCEPTED BY:

\_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_





DATE: April 1, 2026

TO: Willis Karbaum  
3510 Lakeside Drive  
Rockwall, Texas 75087

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: MIS2026-004; *Exception for a Front Yard Fence at 3510 Lakeside Drive*

Willis:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 31, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this *Miscellaneous Case* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 31, 2026, the Planning and Zoning Commission approved a motion to approve the miscellaneous case by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Senior Planner*  
City of Rockwall Planning and Zoning Department