



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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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- 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: 1450 PALASADES CT.

SUBDIVISION: CARUTH LAKES PHASE 7B LOT: 9 BLOCK: M

GENERAL LOCATION: N. of 66 at JOHN KING

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	<u>GEORGE & DOTTIE CORDER</u>	<input checked="" type="checkbox"/> APPLICANT	<u>SAME</u>
CONTACT PERSON	<u>SAME</u>	CONTACT PERSON	_____
ADDRESS	<u>1450 PALASADES CT</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>	CITY, STATE & ZIP	_____
PHONE	<u>972-877-9576</u>	PHONE	_____
E-MAIL	<u>corderclan25@sbcglobal.net</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

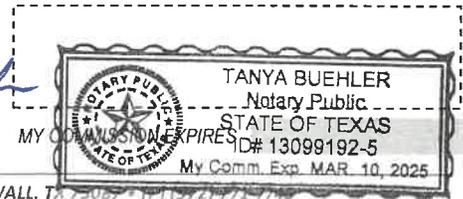
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED George + Dottie Corder [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 19th DAY OF May, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF May, 2023

OWNER'S SIGNATURE Dottie Corder George Corder

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buhn

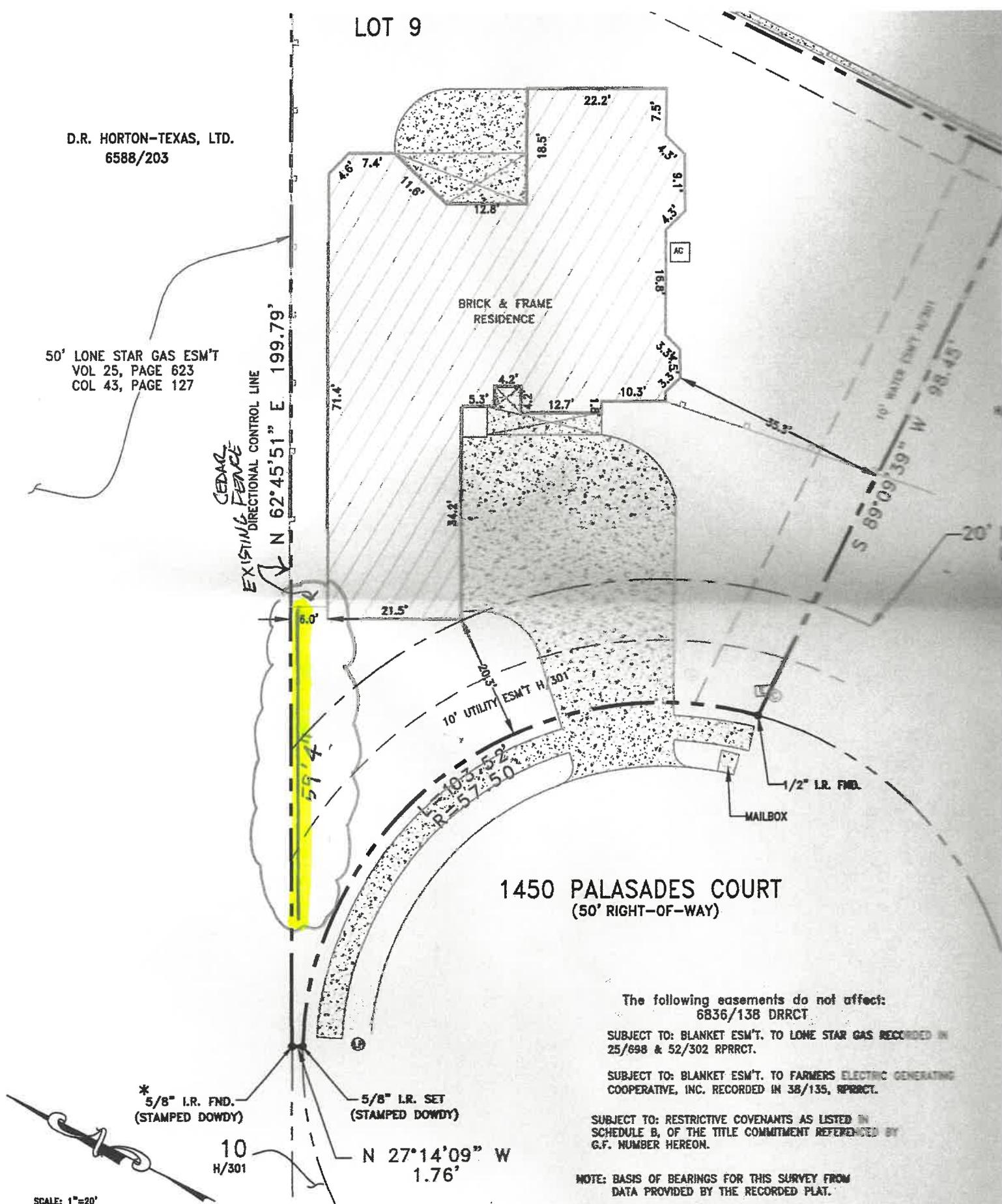


LOT 9

D.R. HORTON-TEXAS, LTD.
6588/203

50' LONE STAR GAS ESM'T
VOL 25, PAGE 623
COL 43, PAGE 127

EXISTING DIRECTIONAL CONTROL LINE
CEDAR FENCE
N 62°45'51" E 199.79'



1450 PALASADES COURT
(50' RIGHT-OF-WAY)

The following easements do not affect:
6836/138 DRRCT

SUBJECT TO: BLANKET ESM'T. TO LONE STAR GAS RECORDED IN
25/698 & 52/302 RPRRCT.

SUBJECT TO: BLANKET ESM'T. TO FARMERS ELECTRIC GENERATING
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SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN
SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY
G.F. NUMBER HEREON.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM
DATA PROVIDED BY THE RECORDED PLAT.

* 5/8" I.R. FND.
(STAMPED DOWDY)

5/8" I.R. SET
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10
H/301

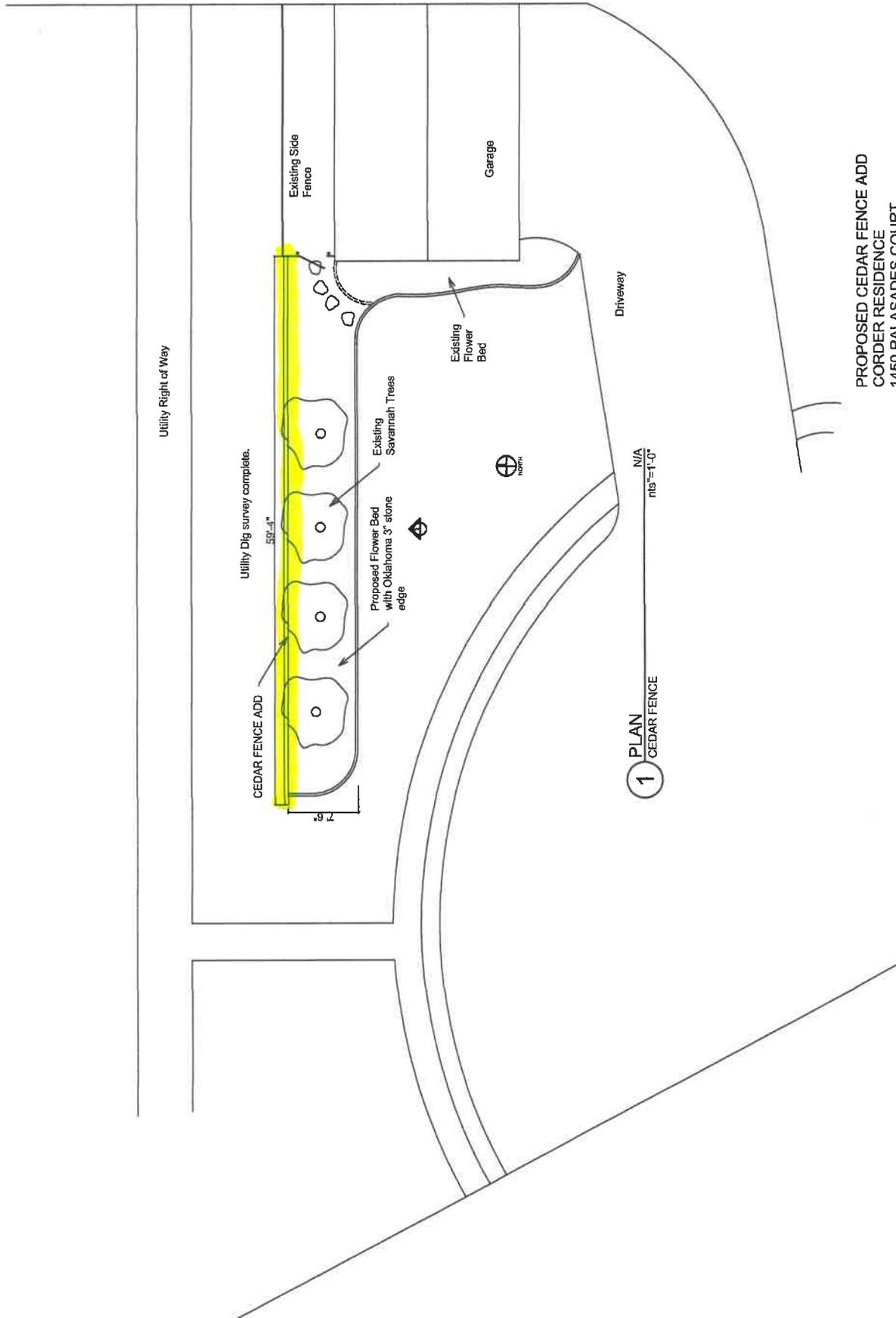
N 27°14'09" W
1.76'

SCALE: 1"=20'

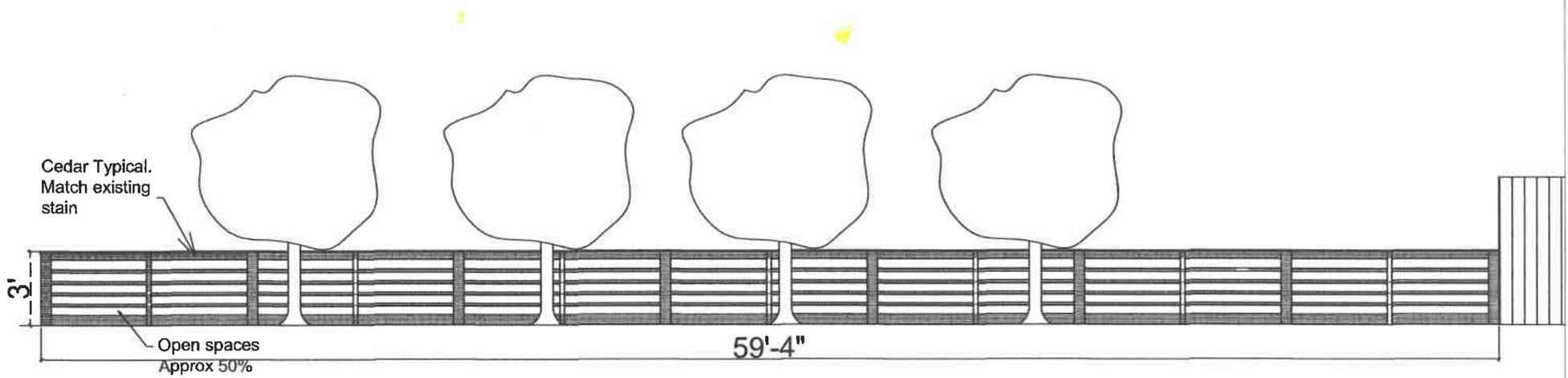
PROPERTY DESCRIPTION: Lot 9, Block M, Caruth Lakes, Phase 7B, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet H, Slides 255-256 and the replat recorded in Cabinet H, Slides 301-302 of the Plat Records of Rockwall County, Texas.

SURVEYOR'S STATEMENT:

The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that; this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown.

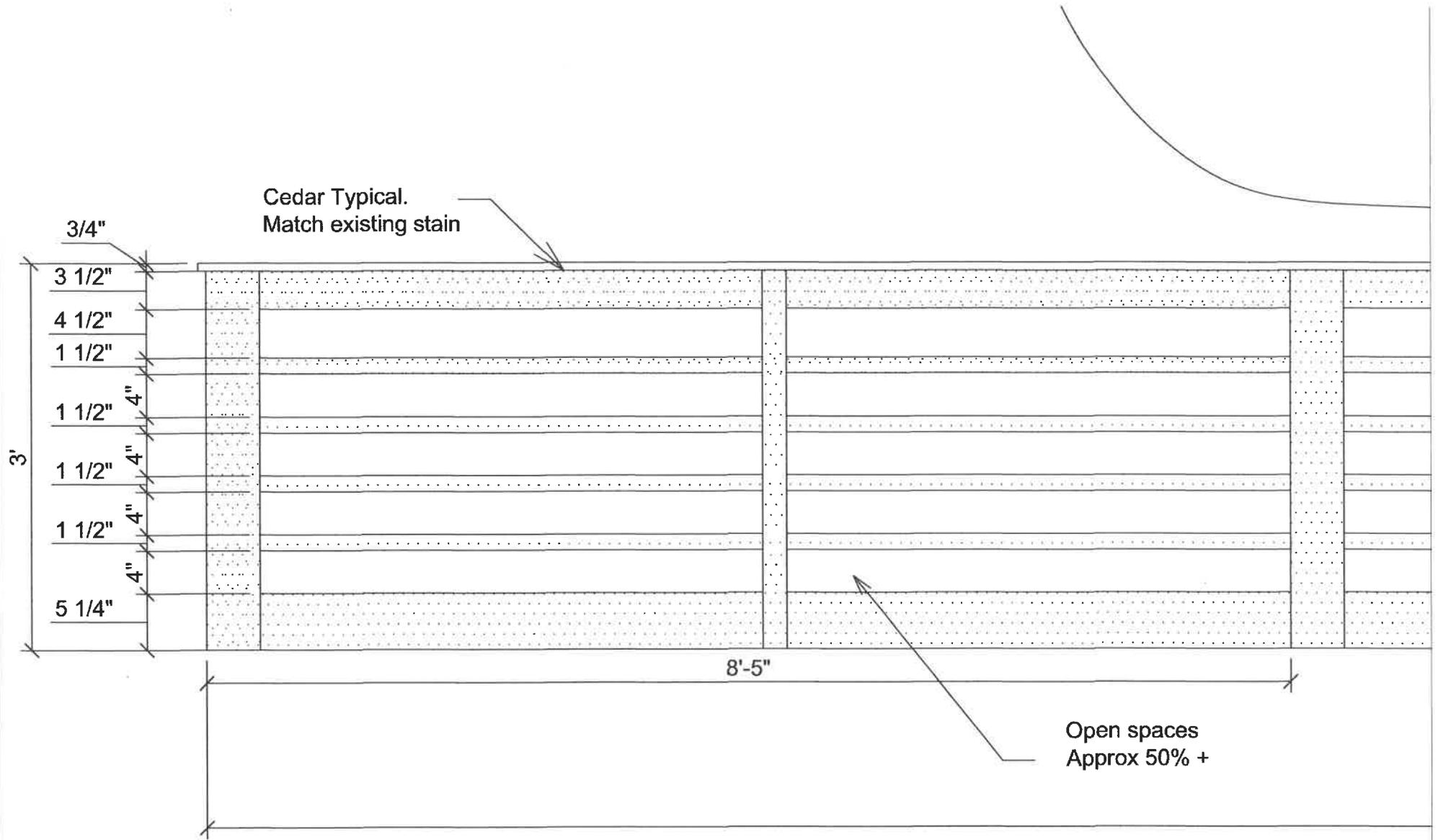


PROPOSED CEDAR FENCE ADD
 CORDER RESIDENCE
 1450 PALASADES COURT
 ROCKWALL, TX 75087



2 ELEVATION
CEDAR FENCE

N/A
nls"=1'-0"





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CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>972-877-9576</u>	PHONE	
E-MAIL	<u>corderclan25@sbcglobal.net</u>	E-MAIL	

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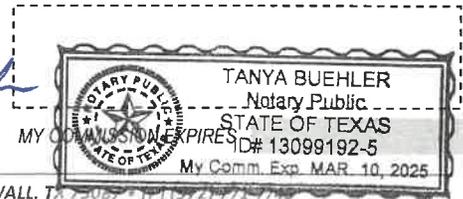
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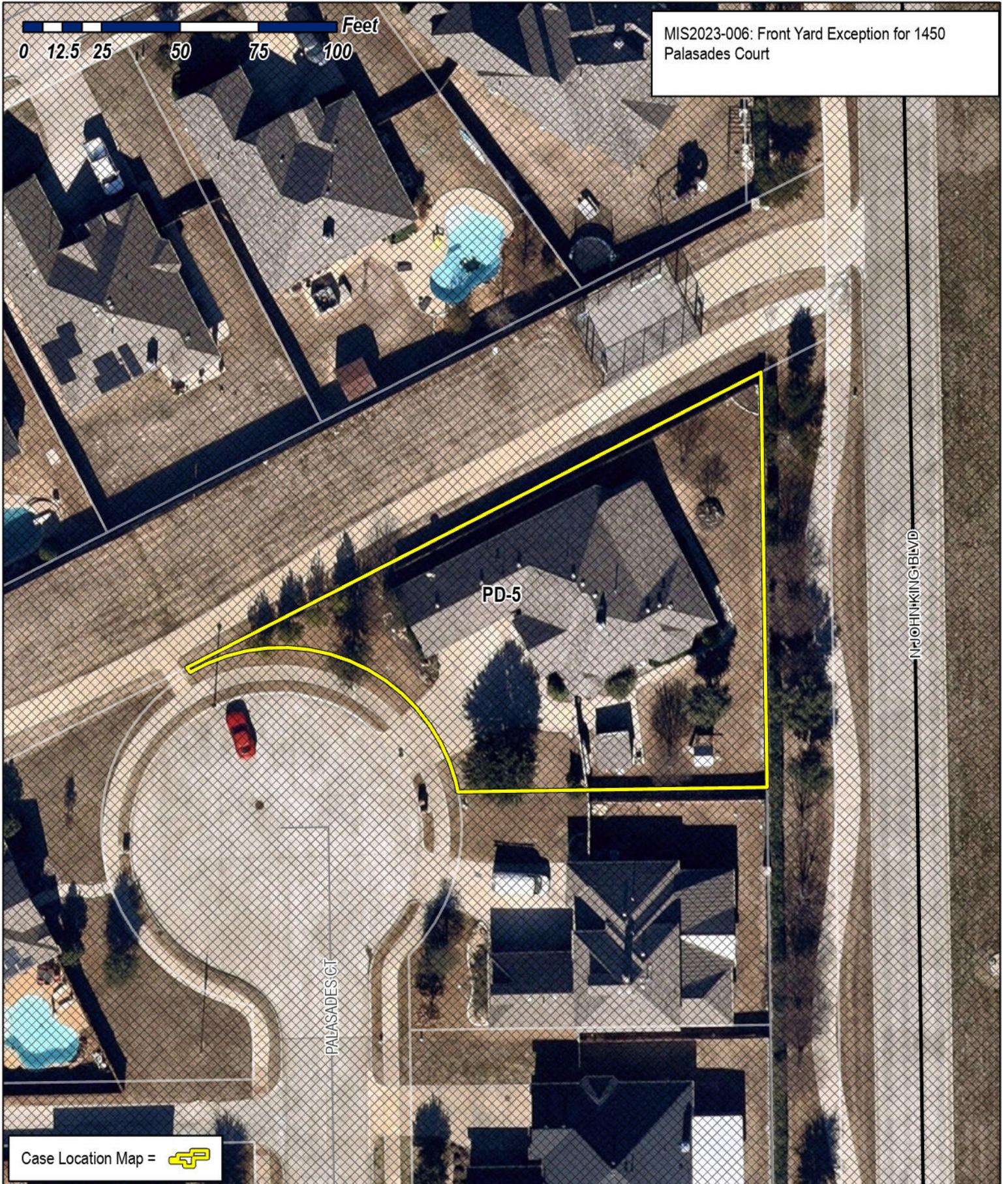
OWNER'S SIGNATURE Dottie Corder George Corder

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buhn



0 12.5 25 50 75 100 Feet

MIS2023-006: Front Yard Exception for 1450 Palasades Court



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.



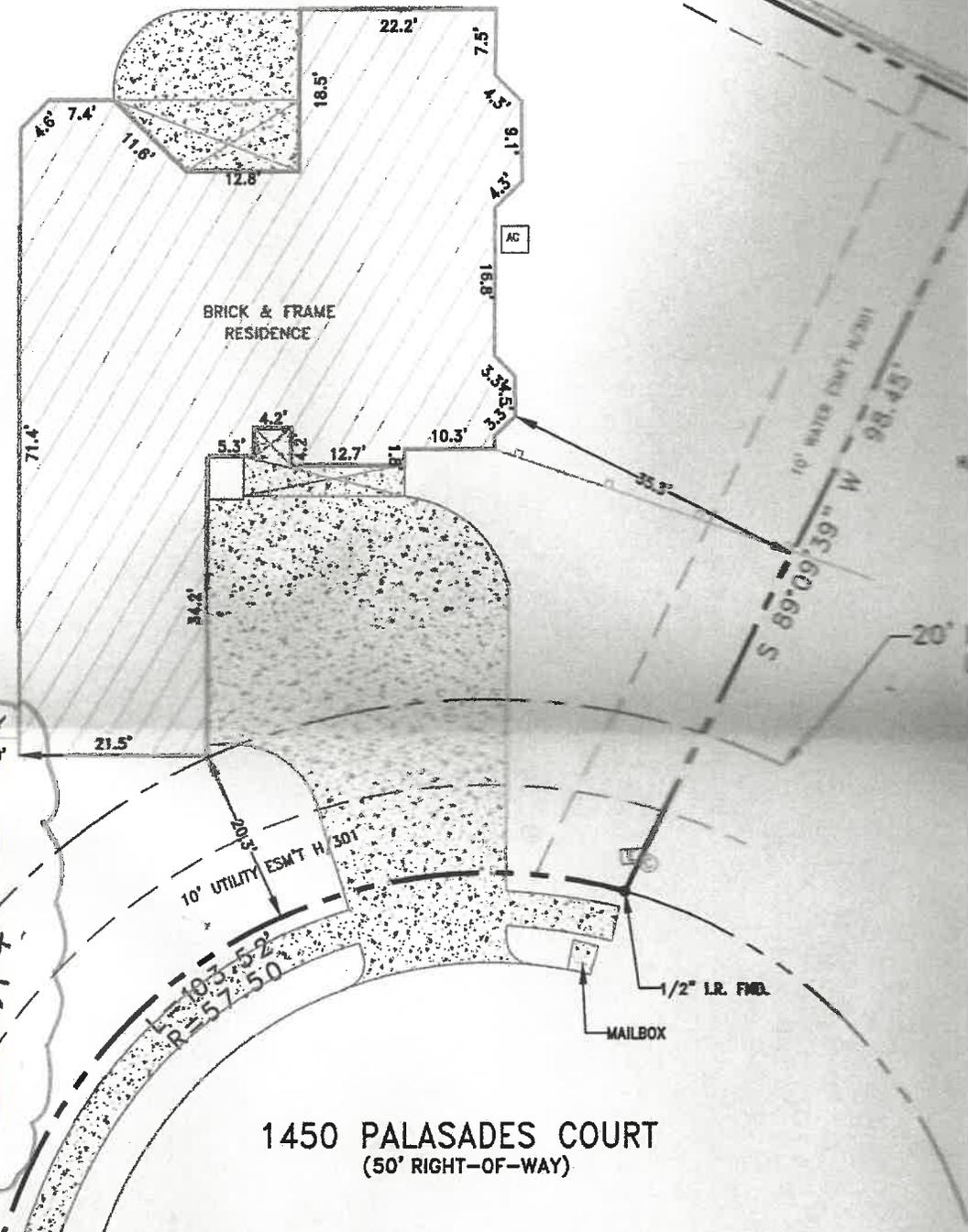
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50' LONE STAR GAS ESM'T
VOL 25, PAGE 623
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EXISTING FENCE
DIRECTIONAL CONTROL LINE

N 62°45'51" E 199.79'



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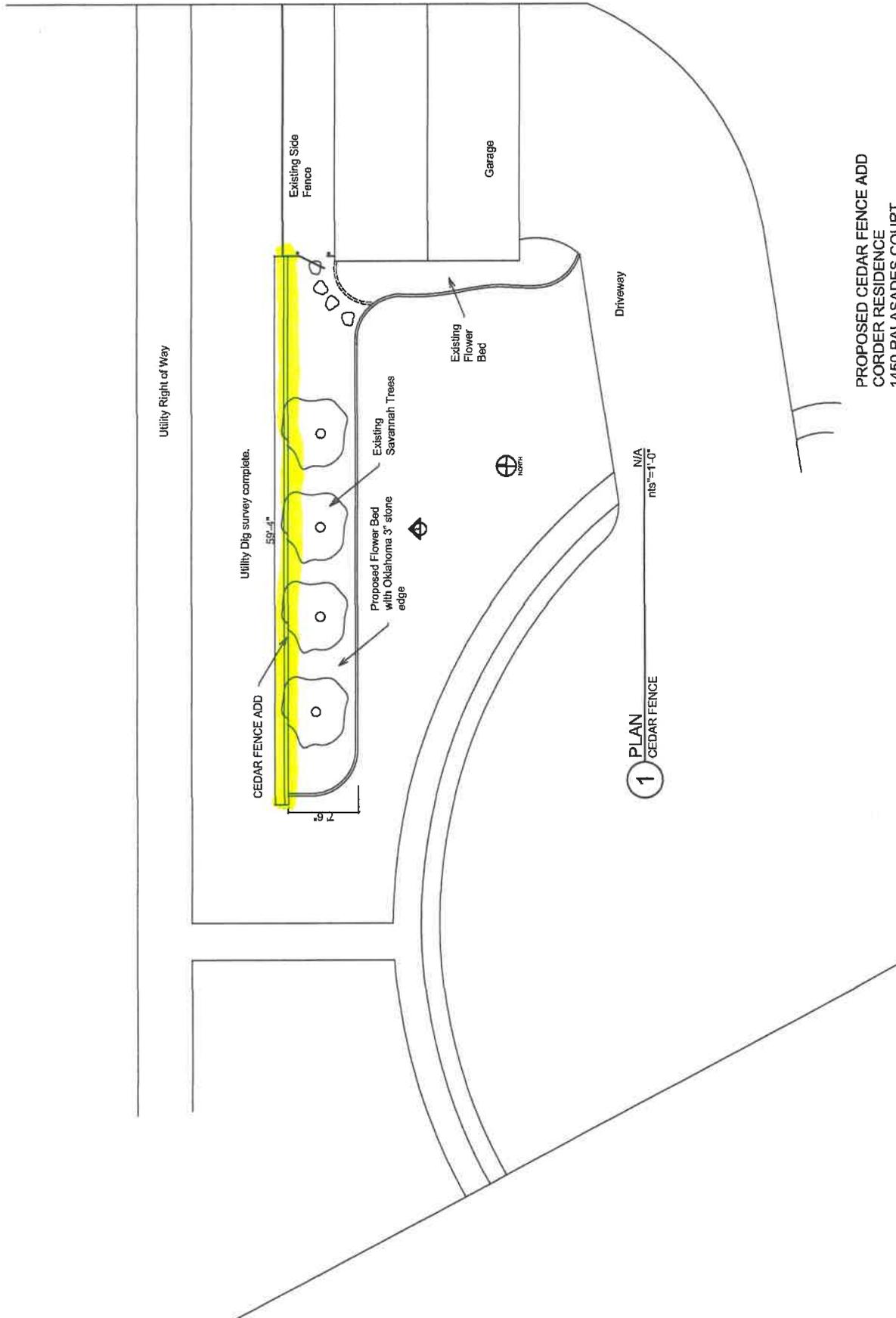
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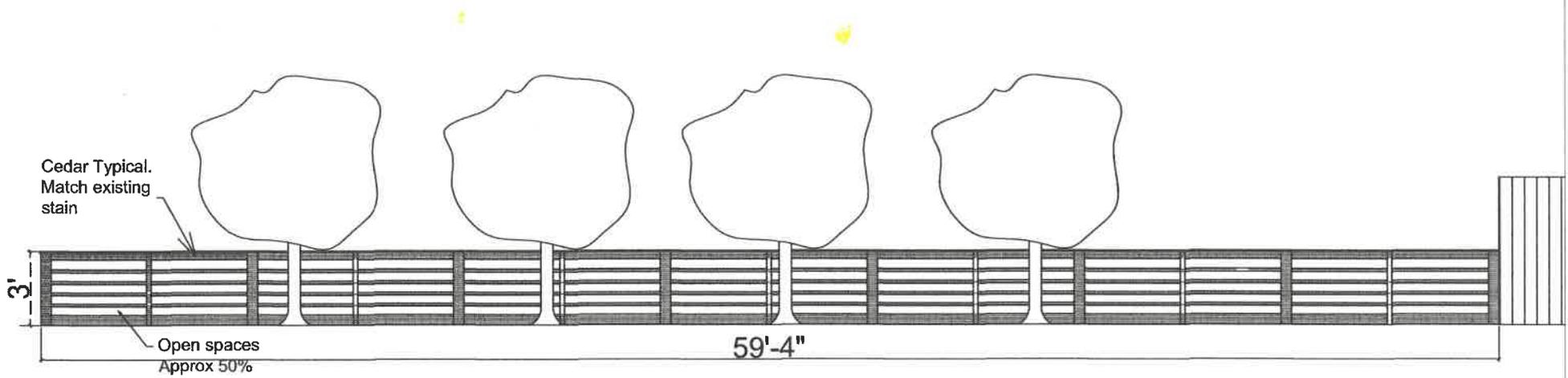
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1 PLAN
CEDAR FENCE

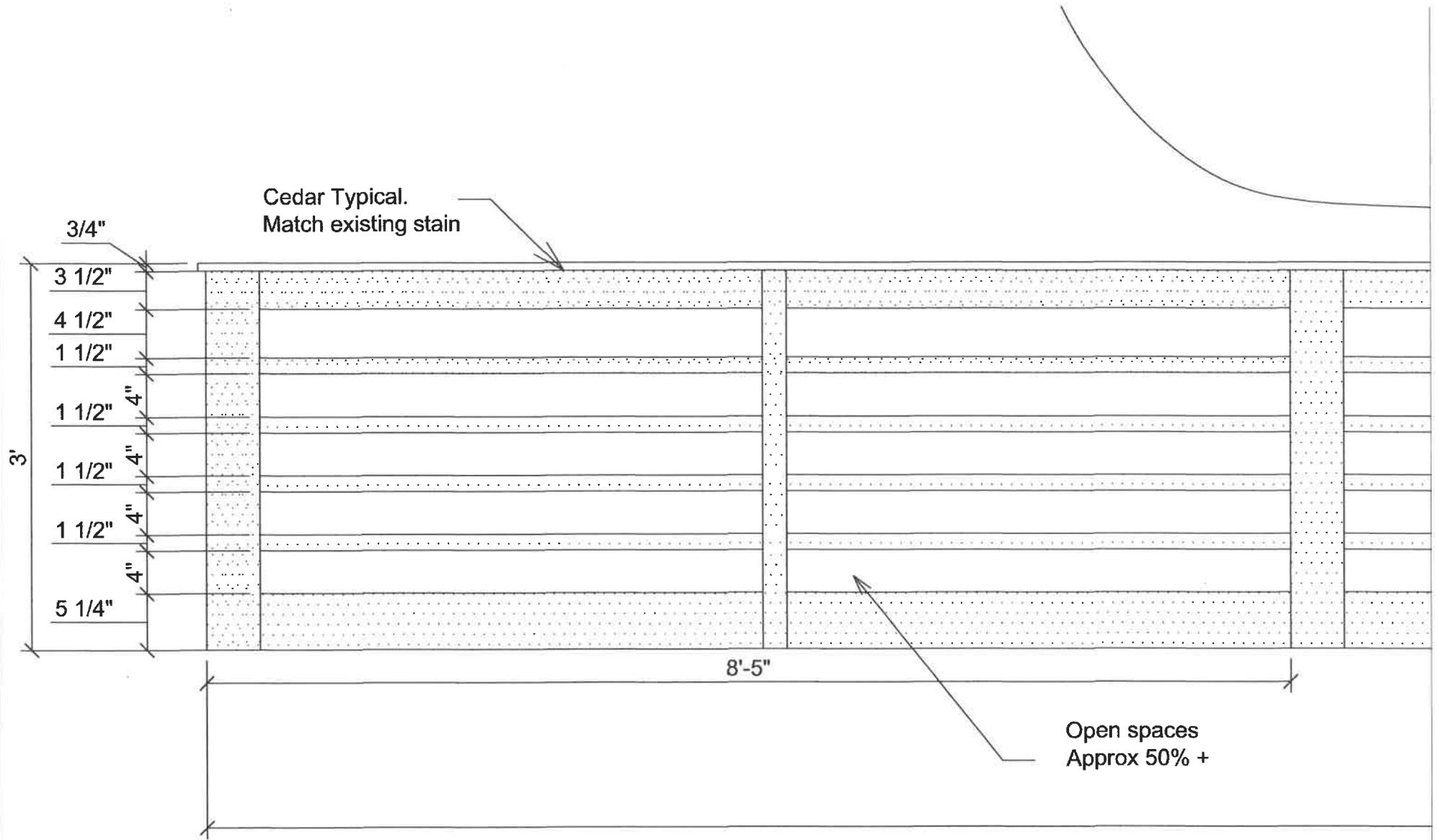
N/A
nts = 1'-0"

PROPOSED CEDAR FENCE ADD
CORDER RESIDENCE
1450 PALASADES COURT
ROCKWALL, TX 75087



2 ELEVATION
CEDAR FENCE

N/A
nls"=1'-0"



ELEVATION



TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: May 30, 2023
SUBJECT: MIS2023-006; *Variance for a Front Yard Fence for 1450 Palasades Court*

The applicants, George and Dottie Corder, are requesting the approval of a variance for a front yard fence. The subject property is located on a 0.4037-acre parcel of land (*i.e.* Lot 9, Block M, Caruth Lakes Addition, Phase 7B) addressed as 1450 Palasades Court. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using standard cedar fencing materials, [2] be 36-inches in height, and [3] be 50.00% transparent.

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 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, "(p)osts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel." and "(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 four (4) feet (*or 48-inches*) in height, and (c) opaque fences should be prohibited. In this case, the fence meets most of the requirements for a front yard fence with the exception of the proposed wood posts instead of the stainless-steel posts. This will require a variance to the fence materials by the Planning and Zoning Commission.

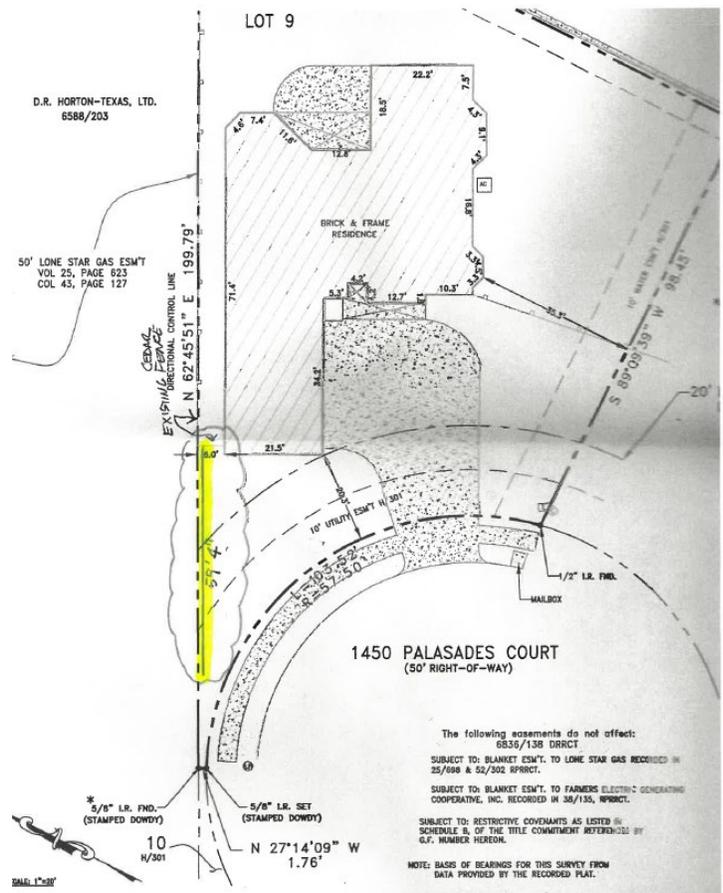


FIGURE 1: PROPOSED FRONT YARD FENCE LOCATION (*HIGHLIGHTED LINE IS THE FENCE LOCATION*)

Staff should note that the front yard fence requirements were written with the intent of restricting front yard fences that completely or partially enclose or impair visibility of the primary structure, and that the applicant's fence *does not* appear to be intended to enclose or impair visibility of the primary structure. In addition, the applicant's property, and the proposed fence, is directly adjacent to a 50-foot open space with a trail running through it. Based on this the proposed front yard fence does not appear to have a negative impact on any other residential property; however, front yard fences are discretionary decisions 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 May 30, 2023.

PROJECT COMMENTS



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

DATE: 5/25/2023

PROJECT NUMBER: MIS2023-006
PROJECT NAME: Front Yard Fence Exception for 1450 Palasades Court
SITE ADDRESS/LOCATIONS: 1450 PALASADES CT

CASE CAPTION: Discuss and consider a request by George and Dottie Corder for the approval of a Miscellaneous Case for an Exception for a front yard fence on a 0.4037-acre parcel of land identified as Lot 9, Block M, Caruth Lakes Addition, Phase 7B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1540 Palasades Court, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2023	Approved w/ Comments

05/25/2023: -Need letters from franchise company to put fence in utility easement

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2023	Approved w/ Comments

05/23/2023: Along with the Special Exception for the front yard fence, they will also need to get approval for wood posts instead of the required metal posts.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	05/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/25/2023	Approved w/ Comments

05/25/2023: MIS2023-006; Variance Request for a Front Yard Fence at 1450 Palasades Court

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

I.1 This is a request by George and Dottie Corder for the approval of a Miscellaneous Case for an Exception for a front yard fence on a 0.4037-acre parcel of land identified as Lot 9, Block M, Caruth Lakes Addition, Phase 7B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1540 Palasades Court.

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.

I.3 Subsection 08.03 (D)(2), Fences in the Front Yard, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC):

Fences in the Front Yard. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Wood Fences. Wood fences that are 50% transparent shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
- (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

I.4 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.5 In this case the applicant is requesting a 36-inch cedar fence that is 50% transparent.

I.6 Please note the scheduled meeting for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 30, 2023 at 6pm in the council chambers at City Hall.

I.7 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



DEVELOPMENT APPLICATION

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STAFF USE ONLY

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PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	<u>GEORGE & DOTTIE CORDER</u>	<input checked="" type="checkbox"/> APPLICANT	<u>SAME</u>
CONTACT PERSON	<u>SAME</u>	CONTACT PERSON	
ADDRESS	<u>1450 PALASADES CT</u>	ADDRESS	
CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>972-877-9576</u>	PHONE	
E-MAIL	<u>corderclan25@sbcglobal.net</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

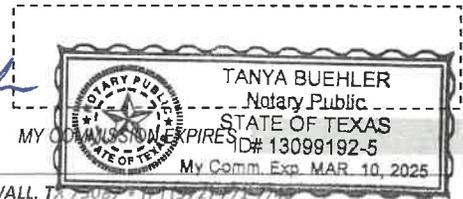
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED George + Dottie Corder [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 19th DAY OF May, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF May, 2023

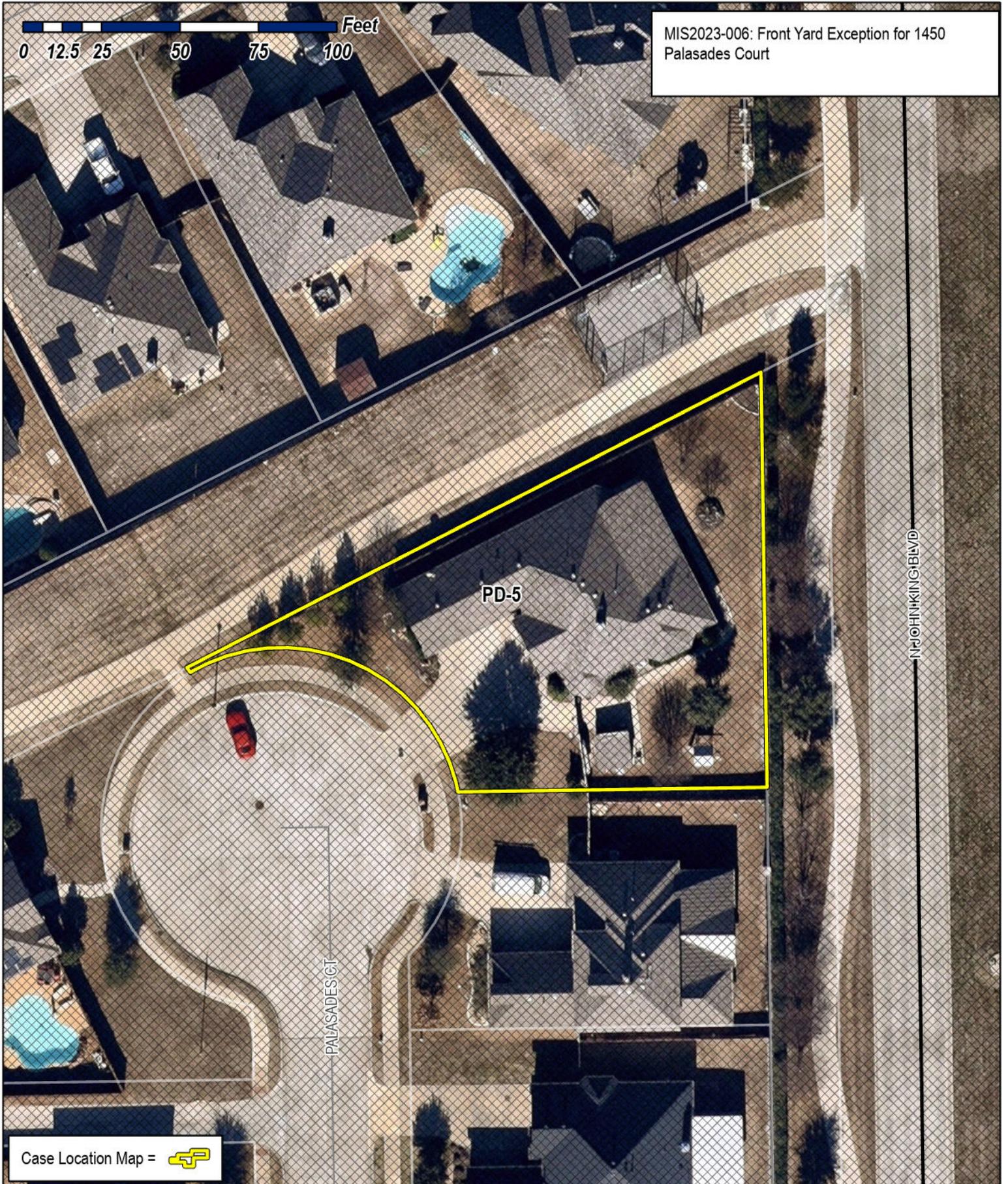
OWNER'S SIGNATURE Dottie Corder George Corder

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buhn



0 12.5 25 50 75 100 Feet

MIS2023-006: Front Yard Exception for 1450 Palasades Court



PALASADES CT

N JOHNNING BLVD

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.

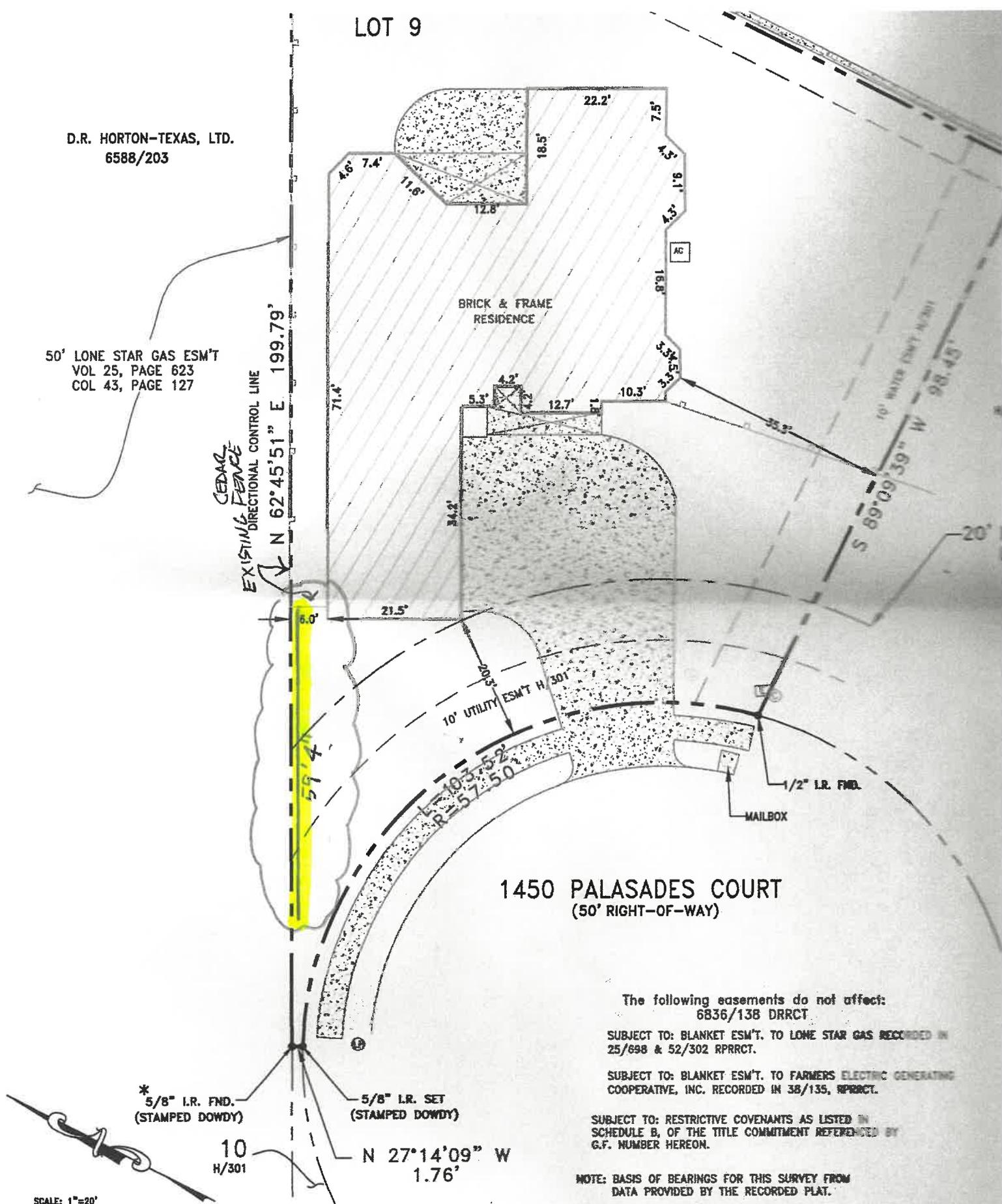


LOT 9

D.R. HORTON-TEXAS, LTD.
6588/203

50' LONE STAR GAS ESM'T
VOL 25, PAGE 623
COL 43, PAGE 127

EXISTING DIRECTIONAL CONTROL LINE
CEDAR FENCE
N 62°45'51" E 199.79'



1450 PALASADES COURT
(50' RIGHT-OF-WAY)

The following easements do not affect:
6836/138 DRRCT

SUBJECT TO: BLANKET ESM'T. TO LONE STAR GAS RECORDED IN
25/698 & 52/302 RPRRCT.

SUBJECT TO: BLANKET ESM'T. TO FARMERS ELECTRIC GENERATING
COOPERATIVE, INC. RECORDED IN 38/135, RPRRCT.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN
SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY
G.F. NUMBER HEREON.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM
DATA PROVIDED BY THE RECORDED PLAT.

* 5/8" I.R. FND.
(STAMPED DOWDY)

5/8" I.R. SET
(STAMPED DOWDY)

10
H/301

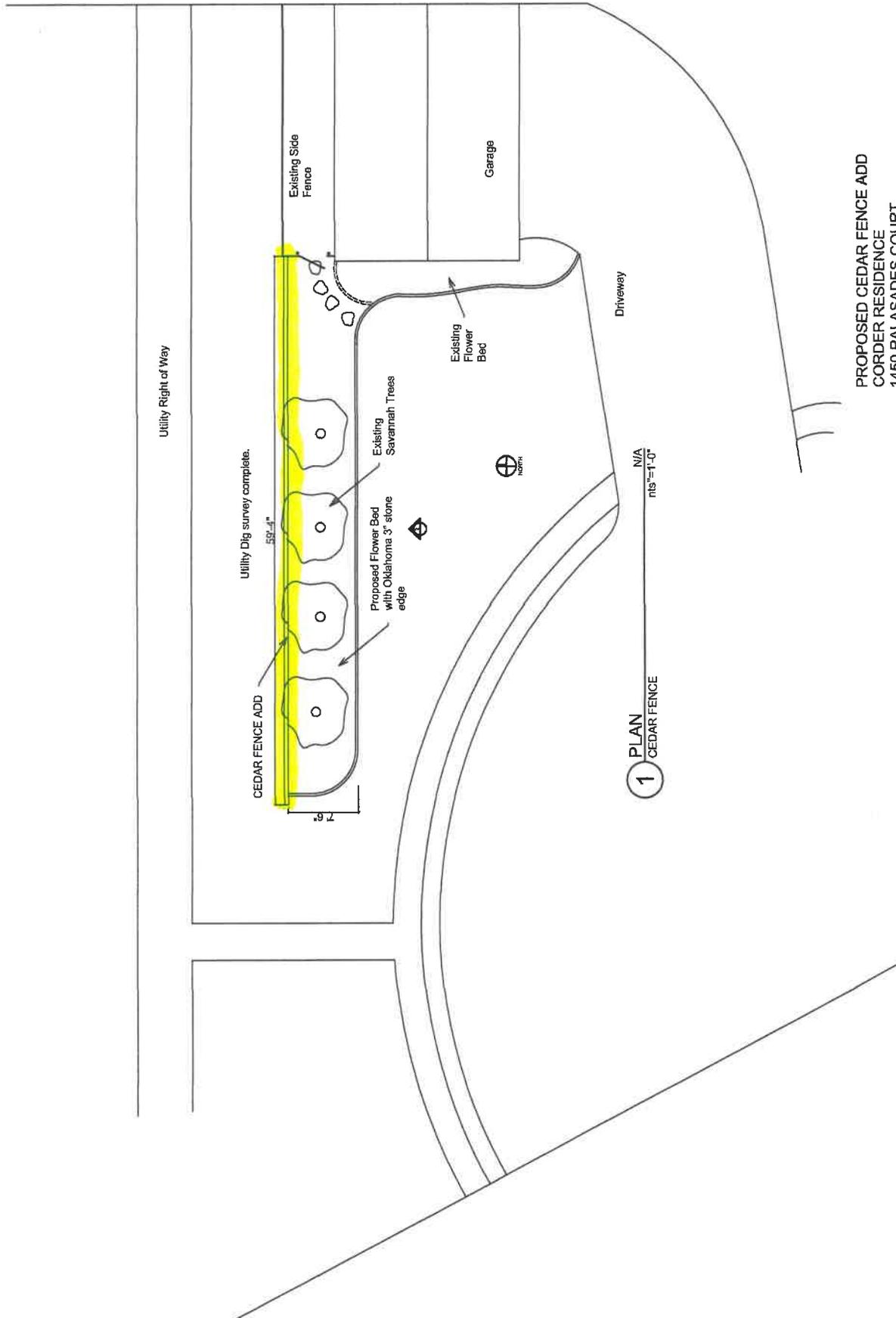
N 27°14'09" W
1.76'

SCALE: 1"=20'

PROPERTY DESCRIPTION: Lot 9, Block M, Caruth Lakes, Phase 7B, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet H, Slides 255-256 and the replat recorded in Cabinet H, Slides 301-302 of the Plat Records of Rockwall County, Texas.

SURVEYOR'S STATEMENT:

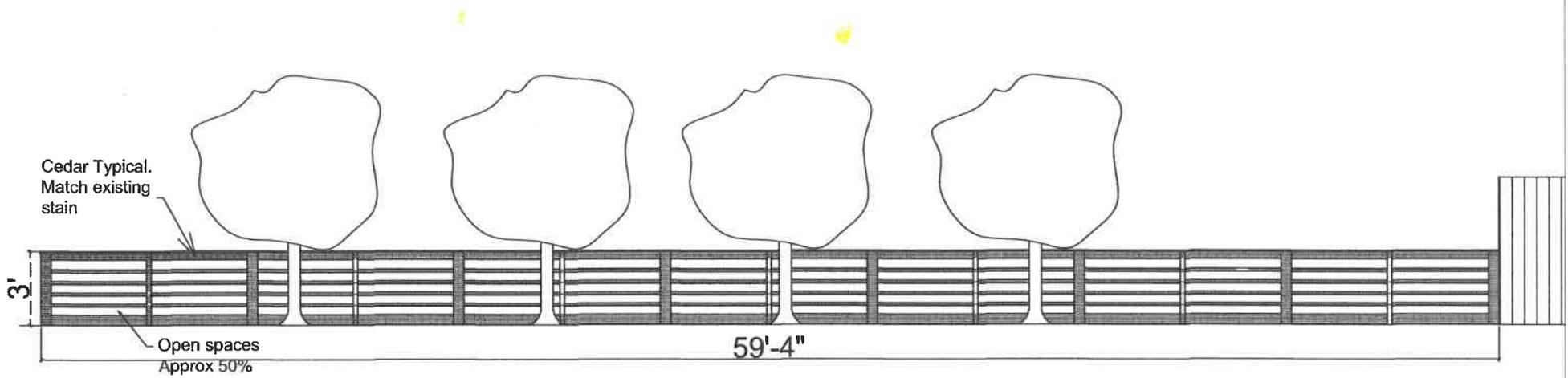
The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that; this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown.



1 PLAN
CEDAR FENCE

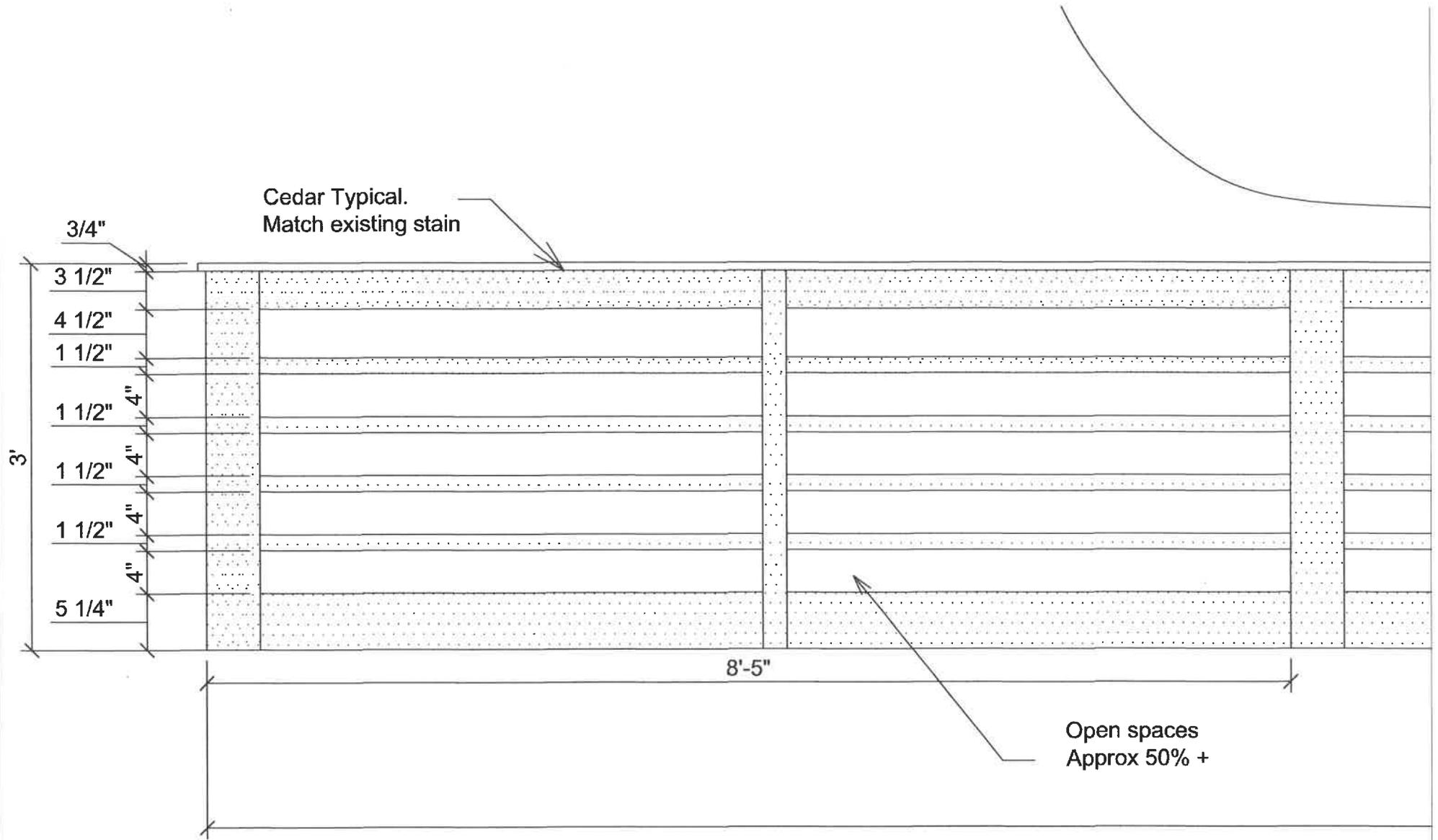
N/A
nts = 1'-0"

PROPOSED CEDAR FENCE ADD
CORDER RESIDENCE
1450 PALASADES COURT
ROCKWALL, TX 75087



2 ELEVATION
CEDAR FENCE

N/A
nls=1'-0"



ELEVATION



May 31, 2023

TO: George and Dottie Corder
1450 Palasades Court
Rowlett, TX 75087

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

SUBJECT: MIS2023-006; *Exception for a Fence for 1450 Palasades Court*

George and Dottie:

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 May 30, 2023. 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 May 30, 2023, the Planning and Zoning Commission approved a motion to approve the *Miscellaneous Case* by a vote of 5-0, with Commissioner Lewellyn absent.

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

Sincerely,

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

Ross, Bethany

From: Ross, Bethany
Sent: Friday, May 26, 2023 4:54 PM
To: corderclan25@sbcglobal.net
Subject: MIS2023-006: Project Comments
Attachments: Project Comments (05.25.2023).pdf

Good Afternoon George and Dottie,

Attached are the project comments for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: May 30, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)