



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. MIS 2023 - 004

**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>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup>: 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.

<sup>2</sup>: 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 1670 Avonlea Dr

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]**

<input type="checkbox"/> OWNER	<u>Tim Wolf</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>1670 Avonlea Dr</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	_____
PHONE	<u>214-662-6100</u>	PHONE	_____
E-MAIL	<u>t.wolf@rockwalltexas.com</u>	E-MAIL	_____

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_



MIS2023-004: Exception to the Fence Material Requirements



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.



[\(855\) 691-0656](tel:8556910656)

**Trex** Fencing SRF

[FENCING](#)

[GATES](#)

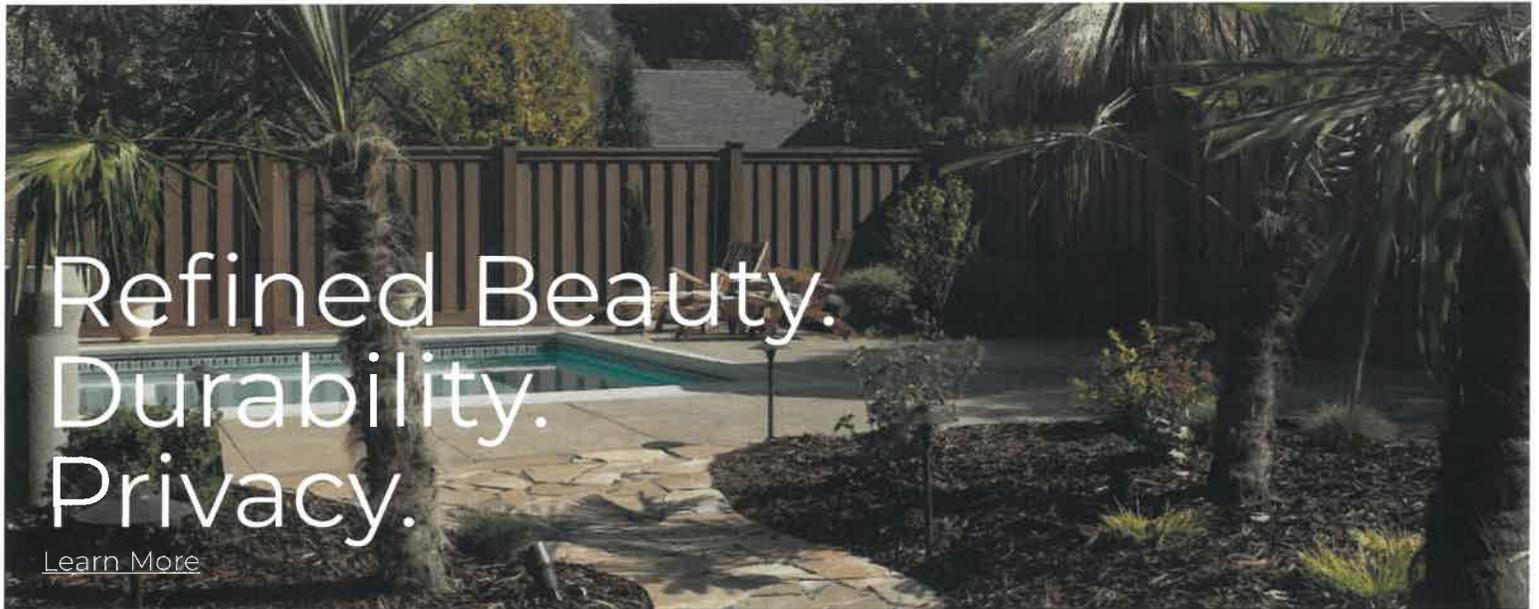
[SPECS & DRAWINGS](#)

[GALLERY](#)

[CONTACT](#)

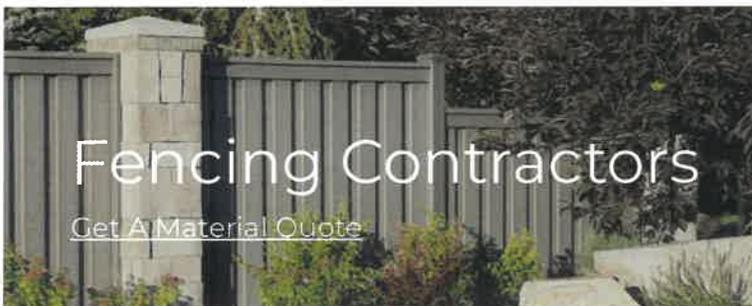
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Fencing Contractors

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Homeowners

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## Trex Composite Fencing & Gates

Trex Composite Fencing provides a beautiful, unique, low-maintenance alternative to wood and vinyl fences. Since 1996 Trex has invented, defined and perfected the composite deck category, becoming the world's largest manufacturer of wood-alternative decking products. Never content to settle, we continue to make strides in outdoor engineering, melding innovation with environmental responsibility and beautiful form with powerful function. Leveraging our success with decking led to the inclusion of other compatible products. Primary among them were composite fence panels, a unique and innovative application of material that had already proven its value. Blending unique design with precision and durability, Trex fence panels can be trusted to enrich your yard for years to come.

## Fencing Styles



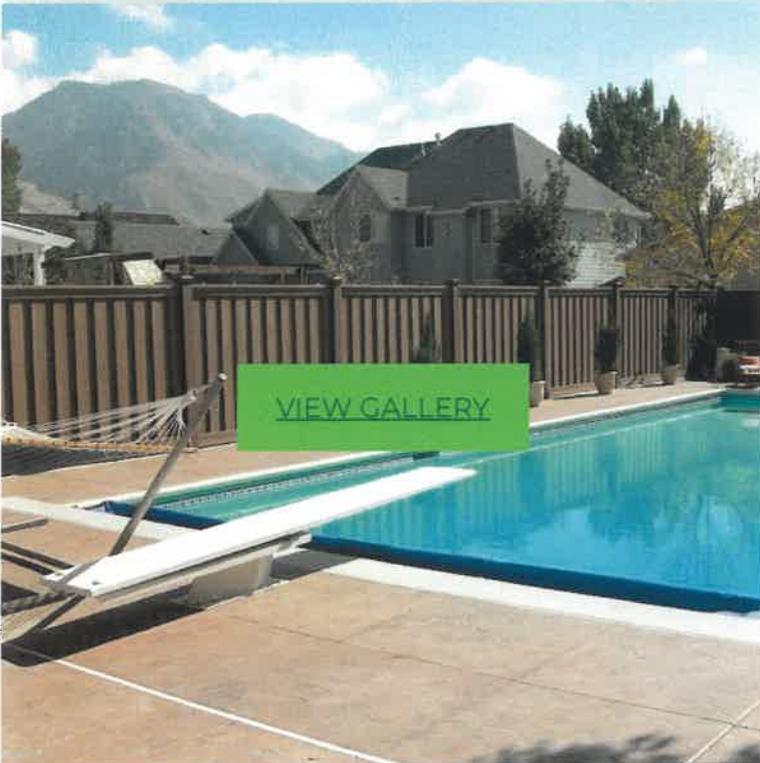
Trex Seclusions



Trex Horizontal



Trex Horizons



[VIEW GALLERY](#)

## Why Trex?

### Recycled Wood —

Reclaimed wood that would otherwise end up in a landfill finds its way into Trex high-performance composite materials. Composite wood fencing offers not just natural appeal, but durability and low maintenance. By using reclaimed sawdust, we never have had to cut down a tree to make our products. Ever.

### Recycled Plastic +

### Eco Friendly Manufacturing +

### The Big Picture +

(855) 691-0656

Trex Fencing SRF

[FENCING](#)

[GATES](#)

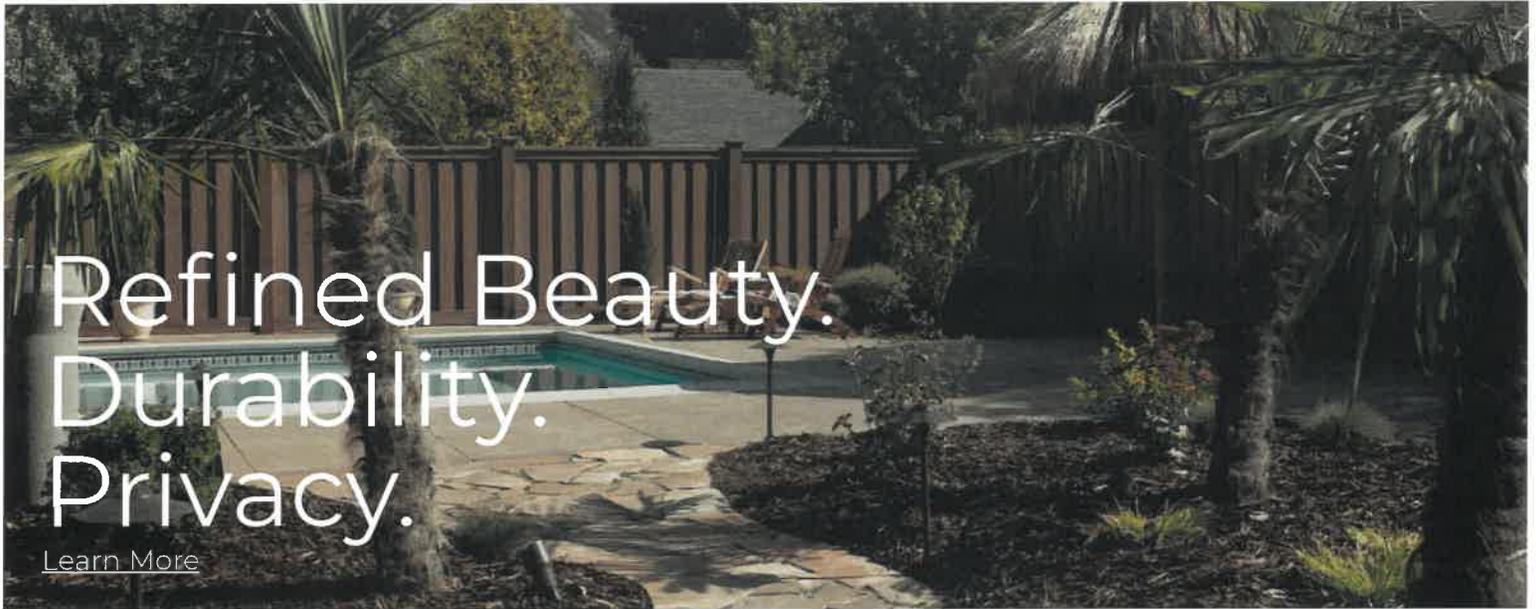
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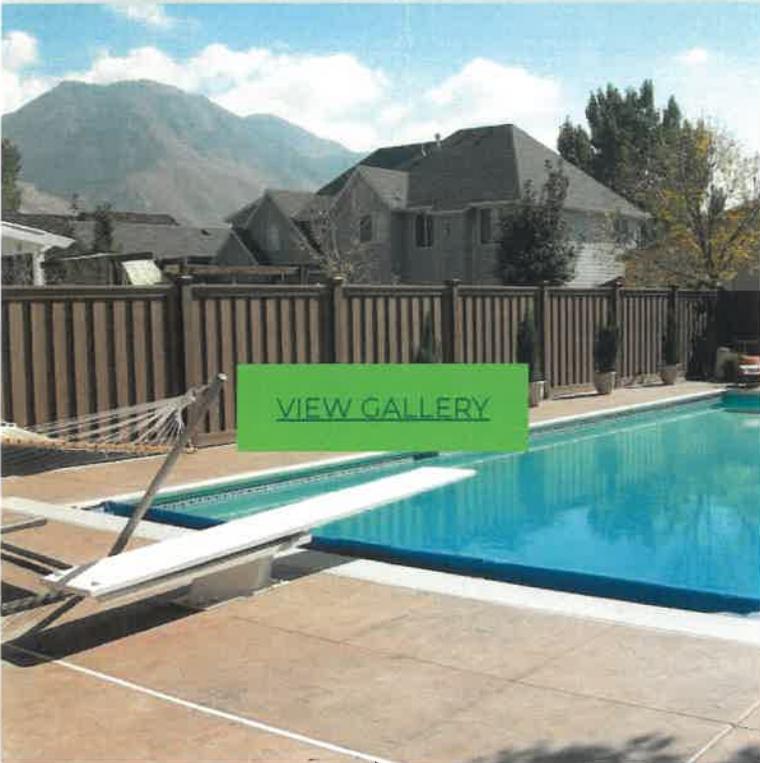
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### Trex Horizontal



### Trex Horizons



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### Recycled Plastic +

### Eco Friendly Manufacturing +

### The Big Picture +



## TREX® LIMITED WARRANTY

Trex Company, Inc. (hereinafter "Trex") warrants to the original purchaser ("Purchaser") that, for the period of time set forth in the following sentence, under normal use and service conditions, Trex® products shall be free from material defects in workmanship and materials, and shall not split, splinter, rot or suffer structural damage from termites or fungal decay. The term of such warranty shall be twenty-five (25) years from the date of original purchase for a residential application, and ten (10) years from the date of original purchase for a commercial application. If a defect occurs within the warranty period, Purchaser shall notify Trex in writing and, upon confirmation by an authorized Trex representative of the defect, Trex's sole responsibility shall be, at its option, to either replace the defective item or refund the portion of the purchase price paid by Purchaser for such defective item (not including the cost of its initial installation).

**Notwithstanding the foregoing, (a) the term of the warranty for the LED lights and housing for Trex® DeckLighting™ shall be seven (7) years, the term of the warranty for the LED lights and housing for Trex® LandscapeLighting™ shall be five (5) years, and the term of the warranty for the dimmer, timer and transformer for both shall be three (3) years, in each case provided that a Trex transformer is used (with no warranty on any components if a Trex transformer is not used), and any other parts or accessories shall not be warranted; (b) with respect to hardware for the Trex Surroundings® gate (gate frame, hinges and screws), the term of the warranty shall be five (5) years, (c) with respect to Trex Decorative Balusters, the term of the warranty covering the paint coating shall be ten (10) years, and shall be prorated in the following manner: 100% replacement for the first five (5) years; and 50% replacement for the next five (5) years, and (d) this warranty shall not apply to Trex Elevations® steel deck framing, Trex® Signature™/Reveal® aluminum railing and TrexTrim™ (which each have separate warranties).**

For purposes of this warranty, a "residential application" shall refer to an installation of the Product on an individual residence, and a "commercial application" shall refer to any installation of the Product other than on an individual residence.

**TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, THIS WARRANTY SHALL NOT COVER AND TREX SHALL NOT BE RESPONSIBLE FOR COSTS AND EXPENSES INCURRED WITH RESPECT TO THE REMOVAL OF DEFECTIVE TREX PRODUCTS OR THE INSTALLATION OF REPLACEMENT MATERIALS, INCLUDING BUT NOT LIMITED TO LABOR AND FREIGHT.**

With respect to a residential application, this warranty may be transferred one (1) time, within the five (5) year period beginning from the date of original purchase by the Purchaser, to a subsequent buyer of the property upon which the Trex products were originally installed. With respect to a commercial application, this warranty is freely transferable to subsequent buyers of the property upon which the Trex products were originally installed.

To make a claim under this limited warranty, Purchaser, or the transferee, shall send to Trex, within the warranty period referred to above, a description of the claimed defect and proof of purchase, to the following address:

Trex Company, Inc.  
Customer Relations  
160 Exeter Drive  
Winchester, VA 22603-8605

Trex does not warrant against and is not responsible for any condition attributable to: (1) improper installation of Trex products and/or failure to abide by Trex's installation guidelines, including but not limited to improper gapping; (2) use of Trex products beyond normal use and service conditions, or in an application not recommended by Trex's guidelines and local building codes; (3) movement, distortion, collapse or settling of the ground or the supporting structure on which Trex products are installed; (4) any act of God (such as flooding, hurricane, earthquake, lightning, etc.), environmental condition (such as air pollution, mold, mildew, etc.), staining from foreign substances (such as dirt, grease, oil, etc.), or normal weathering (defined as exposure to sunlight, weather and atmosphere which will cause any colored surface to gradually fade, chalk, or accumulate dirt or stains); (5) variations or changes in color of Trex products; (6) improper handling, storage, abuse or neglect of Trex products by Purchaser, the transferee or third parties; or (7) ordinary wear and tear.

No person or entity is authorized by Trex to make and Trex shall not be bound by any statement or representation as to the quality or performance of Trex products other than as contained in this warranty. This warranty may not be altered or amended except in a written instrument signed by Trex and Purchaser.

**TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, UNDER NO CIRCUMSTANCES WILL TREX BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER SUCH DAMAGES ARE SOUGHT IN CONTRACT, IN TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE AND STRICT LIABILITY) OR OTHERWISE, AND TREX'S LIABILITY FOR NON-PERSONAL INJURY CLAIMS WITH RESPECT TO DEFECTIVE PRODUCTS SHALL IN NO EVENT EXCEED THE REPLACEMENT OF SUCH PRODUCTS OR REFUND OF THE PURCHASE PRICE, AS DESCRIBED ABOVE.**

Some States or Provinces do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights that vary from State to State or Province to Province.

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**TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, UNDER NO CIRCUMSTANCES WILL TREX BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER SUCH DAMAGES ARE SOUGHT IN CONTRACT, IN TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE AND STRICT LIABILITY) OR OTHERWISE, AND TREX'S LIABILITY FOR NON-PERSONAL INJURY CLAIMS WITH RESPECT TO DEFECTIVE PRODUCTS SHALL IN NO EVENT EXCEED THE REPLACEMENT OF SUCH PRODUCTS OR REFUND OF THE PURCHASE PRICE, AS DESCRIBED ABOVE.**

Some States or Provinces do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights that vary from State to State or Province to Province.

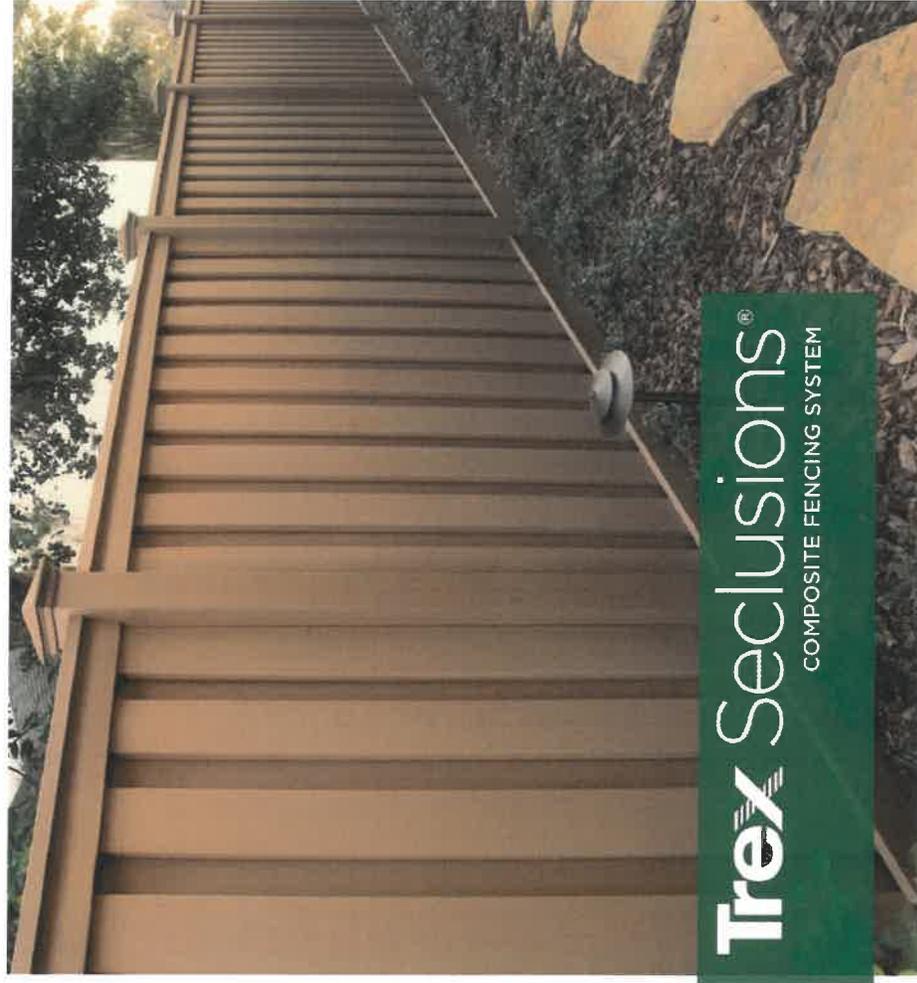
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# Trex® Fencing



REFINED BEAUTY.  
DURABILITY.  
PRIVACY.



**Trex Seclusions®**  
COMPOSITE FENCING SYSTEM

**BEAUTY AND PRIVACY FROM EVERY ANGLE**  
Make your backyard a true masterpiece. Frame it with Trex Seclusions®. This composite fencing system offers the perfect backdrop to compliment any backyard paradise. With lasting beauty and low maintenance, it's the perfect fencing solution.



Learn more at  
[trexfencing.com/videos](http://trexfencing.com/videos)

**Trex®**  
OUTDOOR LIVING. DEFINED.  
Visit  
**trexfencing.com**

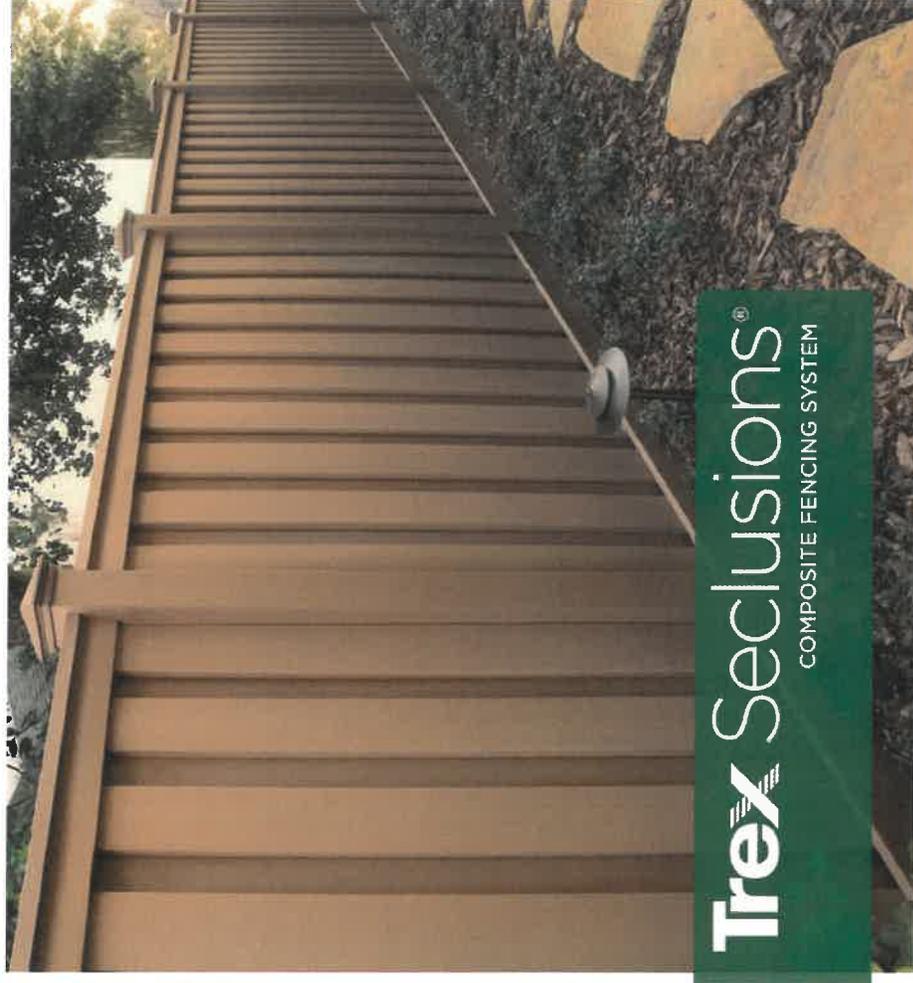
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Learn more at  
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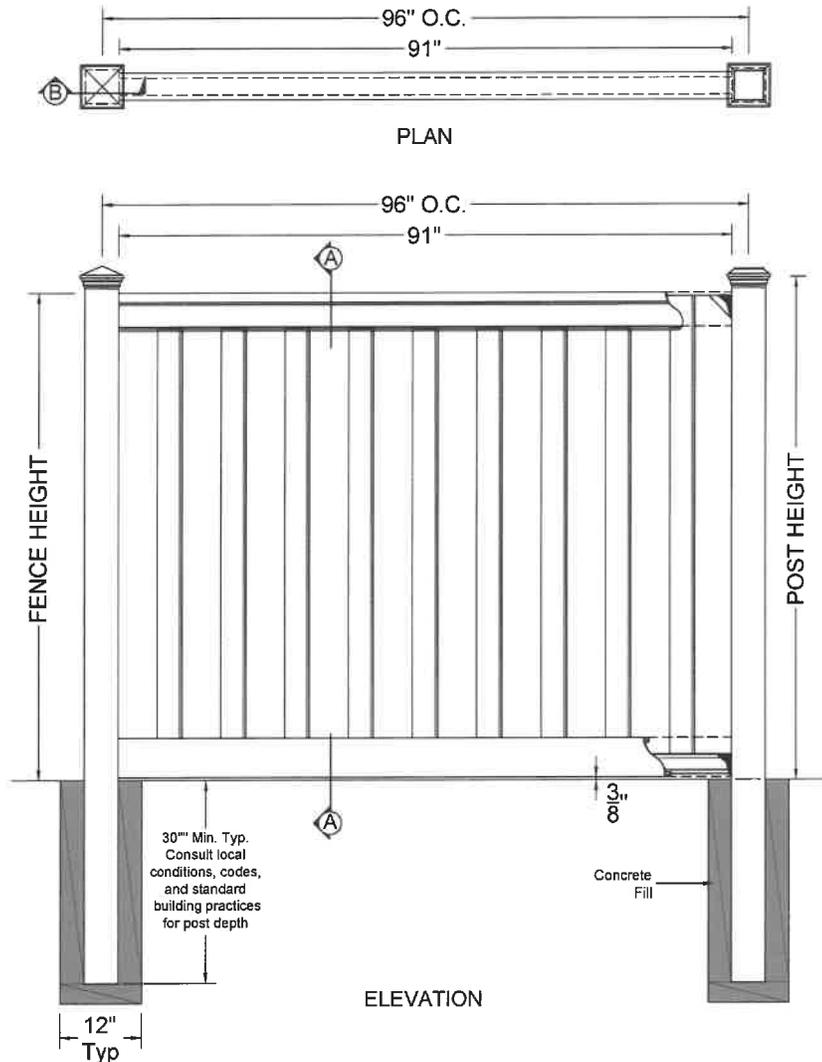
Visit

[trexfencing.com](http://trexfencing.com)

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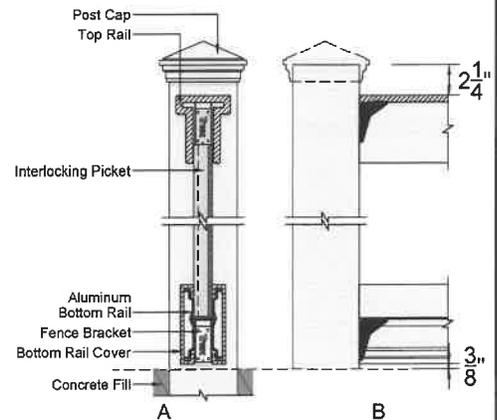
# Trex® Seclusions® Composite Fencing

ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
PROFILE VIEW



BILL OF MATERIAL FOR A 6'H x 8'W SECTION OF SECLUSIONS FENCINGS		
COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5" x 5" Post	1	106" *
4" x 4.9" Top Rail	1	91" *
1"x5.75" Interlocking Picket	19	67" *
1" x 5.75" Bottom Rail Cover	2	91" *
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

\* Length may vary



SECTIONS

**NOTES:**

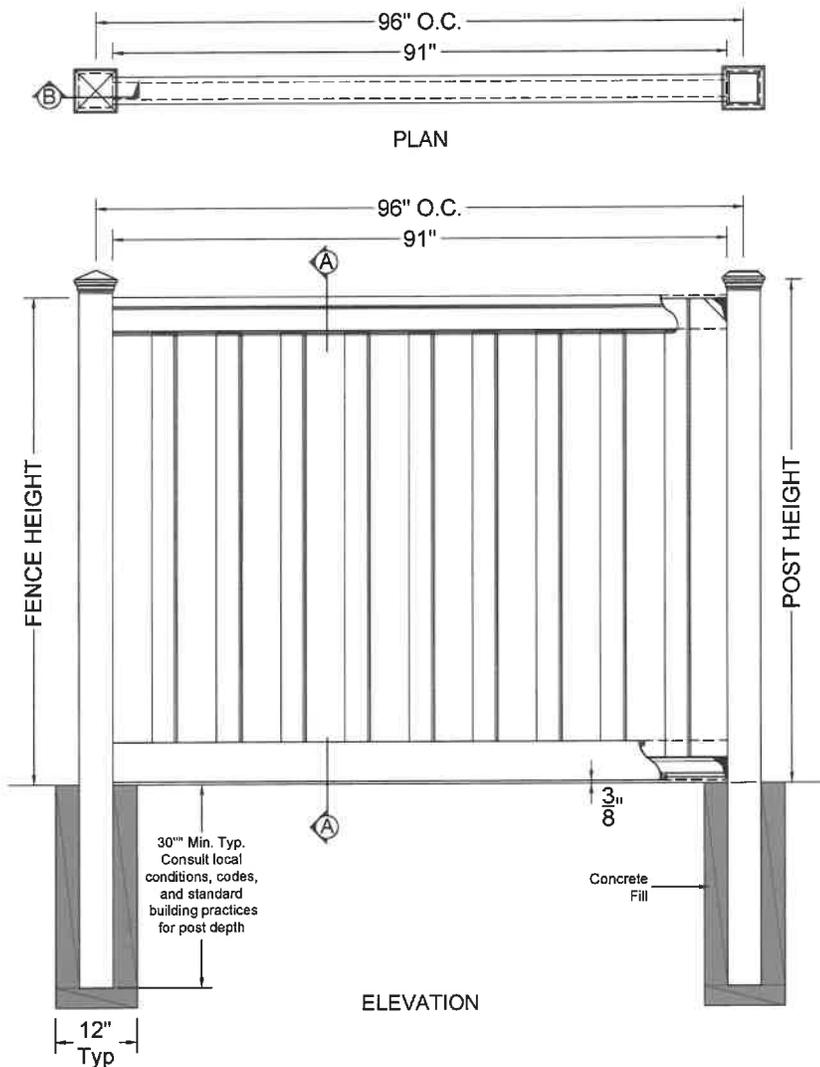
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

## TREX SECLUSIONS FENCING PROFILE VIEW

160 EXETER DR, WINCHESTER, VA 22603  
1-800-BUY-TREX / WWW.TREXFENCING.COM

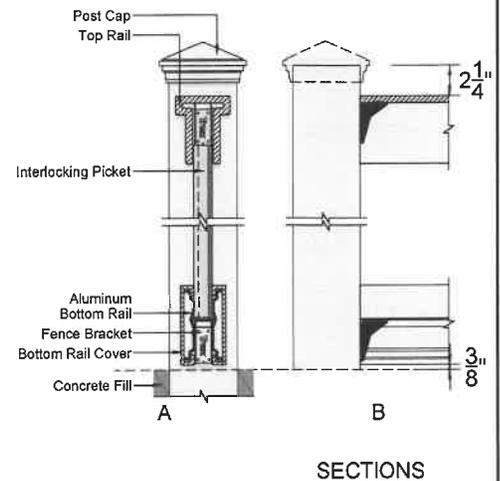
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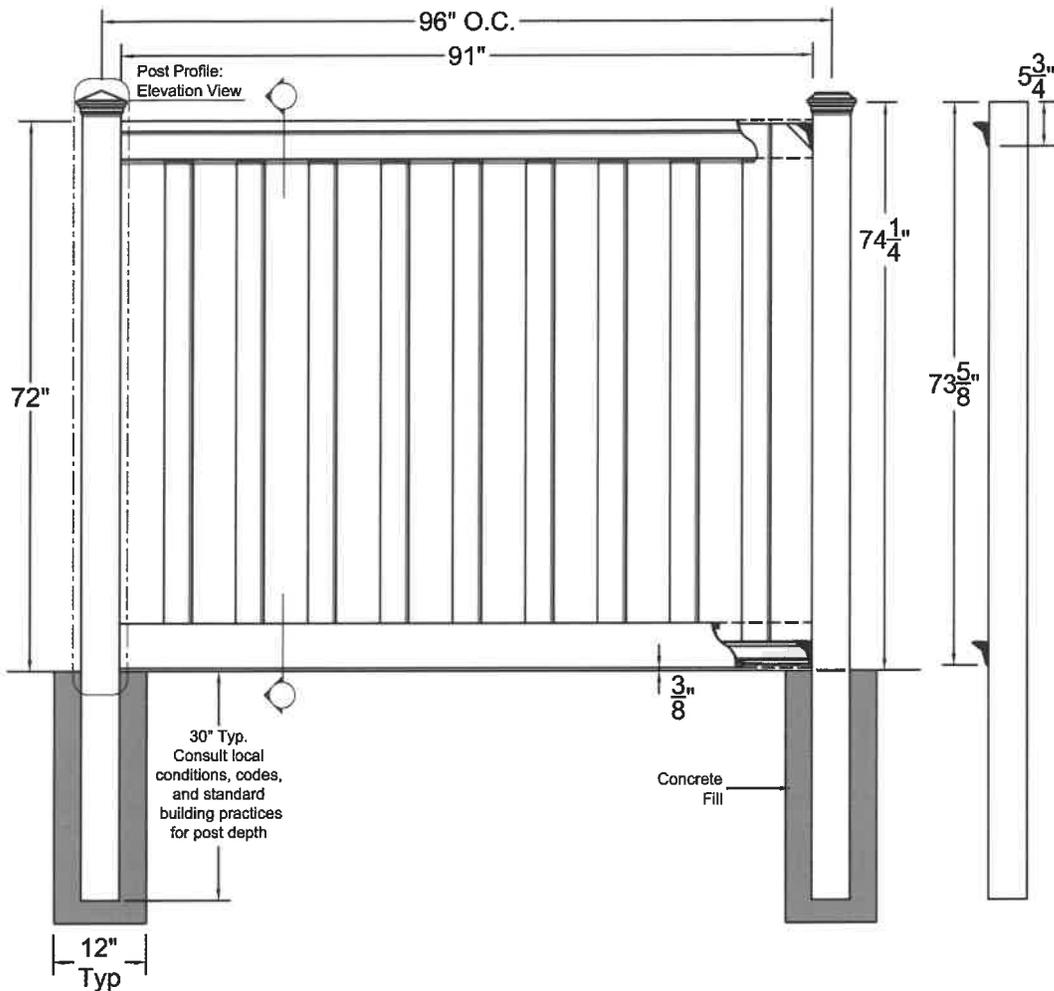
## TREX SECLUSIONS FENCING PROFILE VIEW

160 EXETER DR, WINCHESTER, VA 22603  
1-800-BUY-TREX / WWW.TREXFENCING.COM

# Trex® Seclusions®

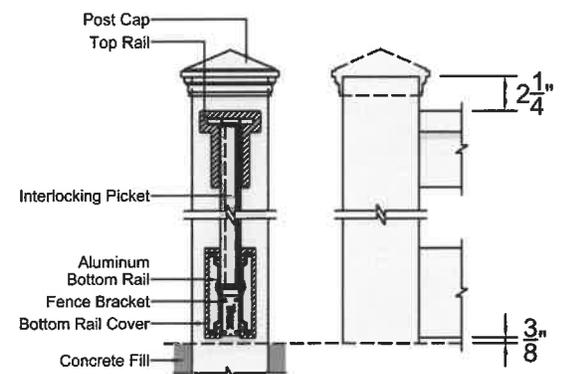
## COMPOSITE FENCING SYSTEM

ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
6' TALL x 8' WIDE



COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
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4" x 4.9" Top Rail	1	91" *
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1 5/8" (Typ) Exterior Wood Screws	24	

\* Length may vary



Post Profile: Cut View / Elevation View

### NOTES:

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160 EXETER DR., WINCHESTER VA, 22603

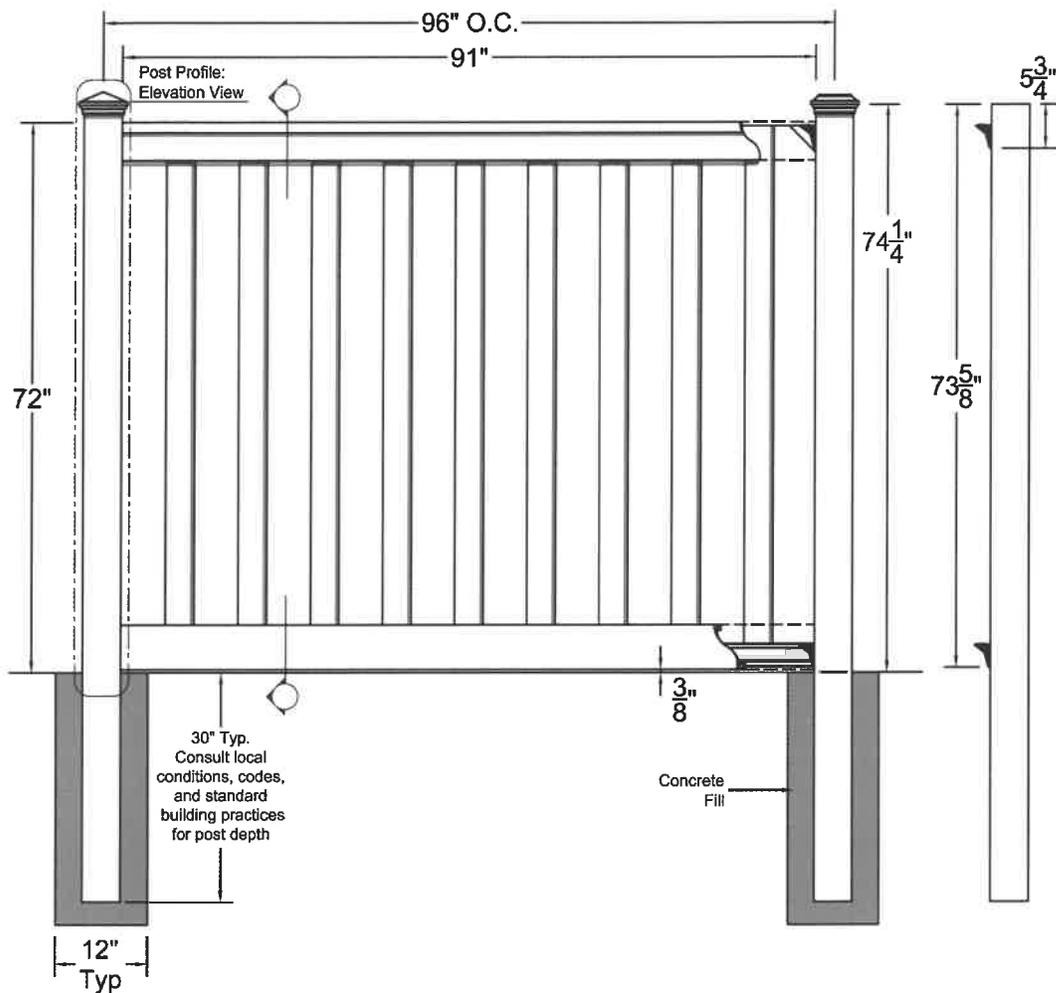
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# Trex® Seclusions®

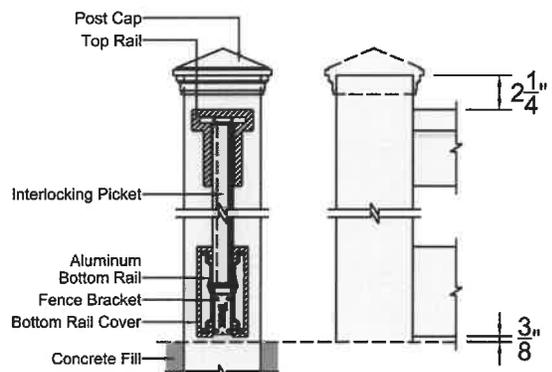
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Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

\* Length may vary



Post Profile: Cut View / Elevation View

**NOTES:**

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

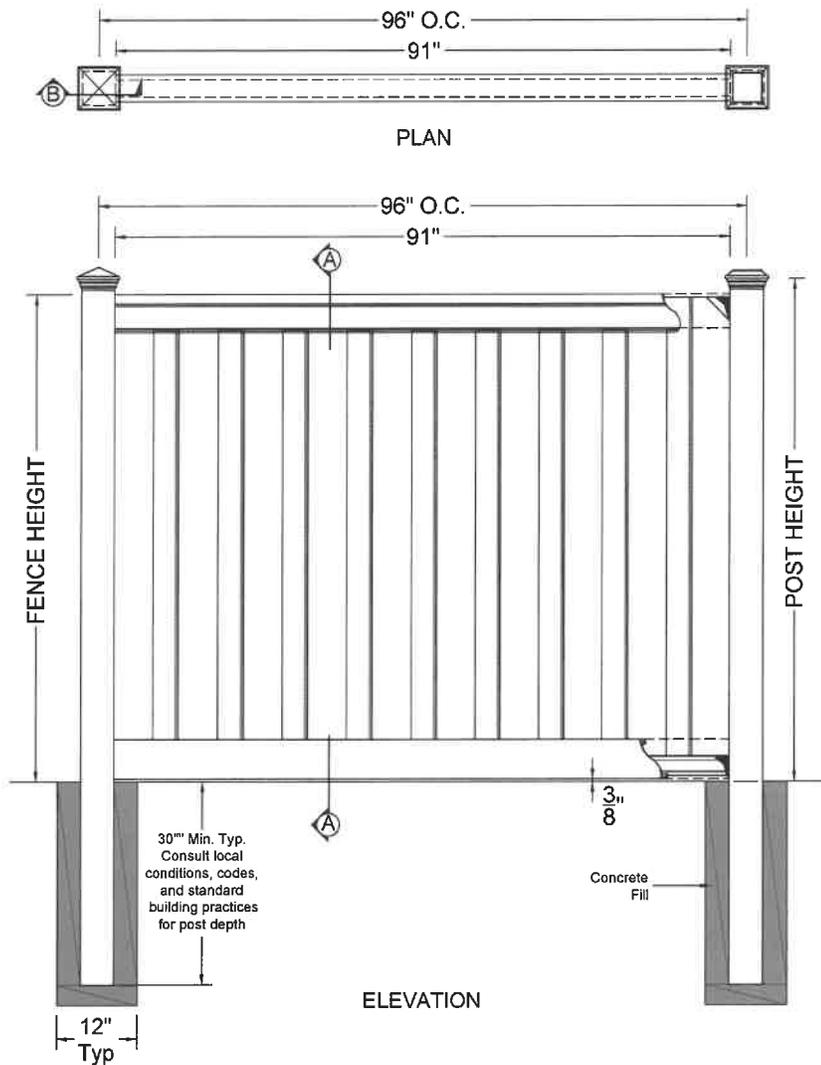
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# Trex® Seclusions® Composite Fencing

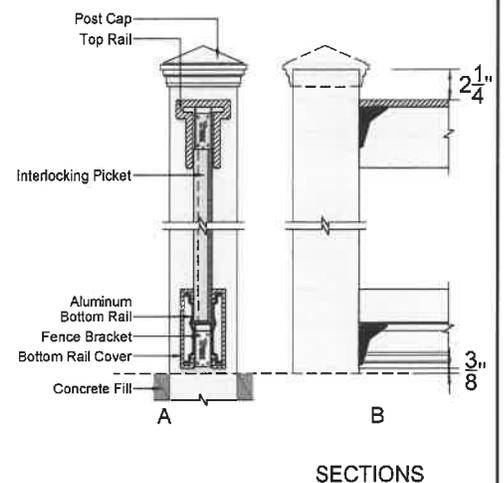
ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
PROFILE VIEW



**BILL OF MATERIAL FOR A 6'H x 8'W SECTION OF SECLUSIONS FENCINGS**

COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5" x 5" Post	1	106" *
4" x 4.9" Top Rail	1	91" *
1"x5.75" Interlocking Picket	19	67" *
1" x 5.75" Bottom Rail Cover	2	91" *
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

\* Length may vary



**NOTES:**

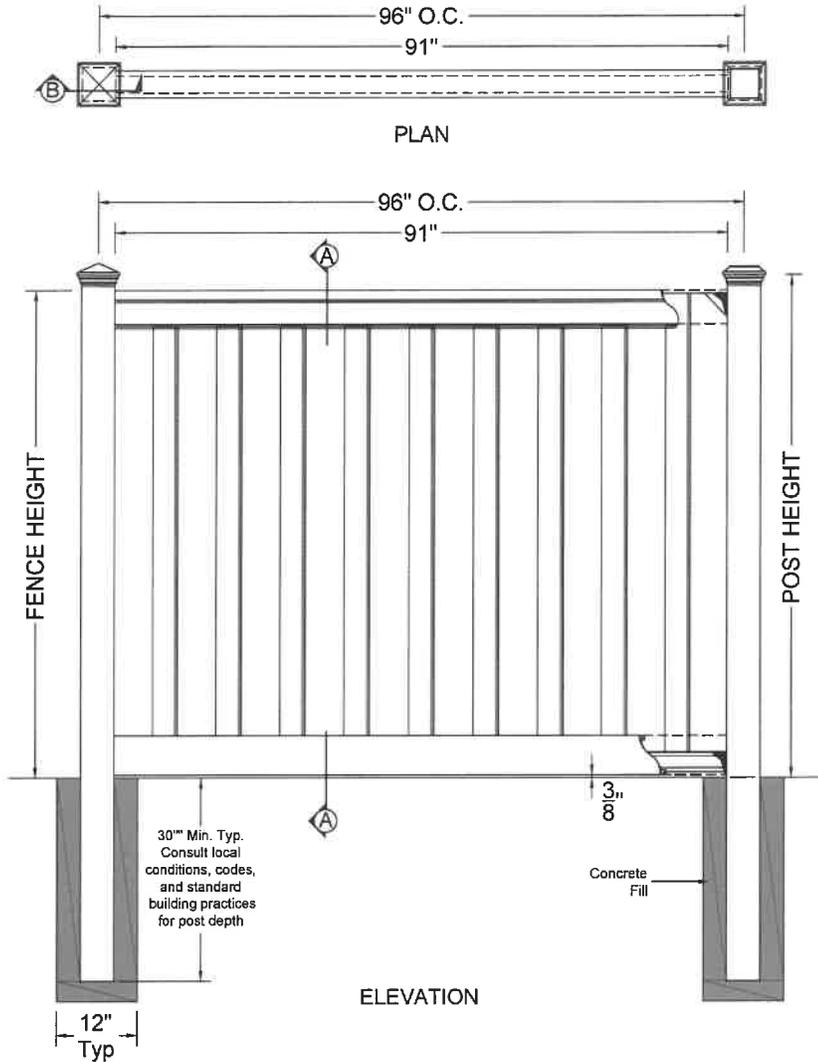
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## TREX SECLUSIONS FENCING PROFILE VIEW

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# Trex® Seclusions® Composite Fencing

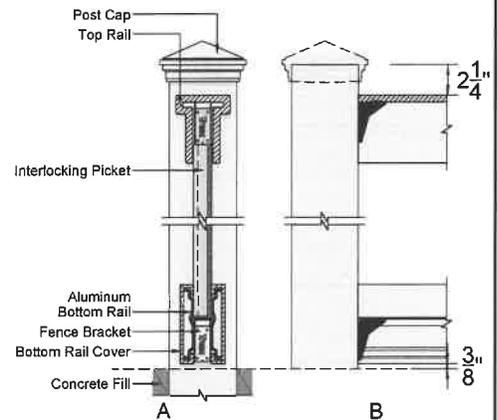
ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
PROFILE VIEW



BILL OF MATERIAL FOR A  
6'H x 8'W SECTION OF  
SECLUSIONS FENCINGS

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SECTIONS

**NOTES:**

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## TREX SECLUSIONS FENCING PROFILE VIEW

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