



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 2820 CAVENDISH CT

SUBDIVISION PROMENADE HARBOR LOT 10 BLOCK B

GENERAL LOCATION ROCKWALL

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 CARY B SCOTT APPLICANT _____

CONTACT PERSON _____ CONTACT PERSON _____

ADDRESS 2820 CAVENDISH CT ADDRESS _____

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP _____

PHONE 423-315-9858 PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

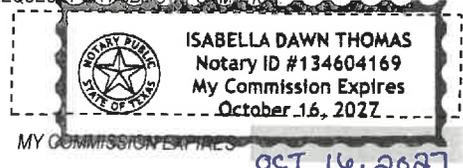
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF MAY, 2024 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 14TH DAY OF MAY, 2024

OWNER'S SIGNATURE Cary B Scott

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Isabella





MIS2024-010: Exception for Tennis Court Mesh

AG

552 DALTON RD

SF-10

AVONLEA

CAVENDISH CT

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.



City of Rockwall,

Re: Notice of Code Violation – Article 8, Landscape and Fence Standards

Case # CE2024-2245

Promenade Harbor, Block B, Lot 10

2820 Cavendish Ct, Rockwall TX 75087

I am requesting a variance to allow the continued use of mesh privacy screening for the following reasons ((#'s) are photo references):

- 1- The location is a popular spot for cars to stop and take pictures. It is near the top of a hill that slopes towards the lake (1). Lake reflects light, adding extra colors to produce spectacular sunsets (2-1 – 2-3). Across the street is a bald eagle's nest (3) next to a beautiful 24-acre, \$5,000,000 cattle/horse ranch (4). People frequently stop directly behind my house during the day (5), to take pictures of the ranch and the nest, at sunset (6), to take pictures of the sunset and the ranch, and at all times of the night to take pictures of the lighted ranch (7). The elevated street allows cars to have a direct view of my family and guests (8), whether swimming in the pool, relaxing in the hot tub, dining at the kitchen table, or watching TV in the living room. I have a large picture window without curtains or blinds which allows us to enjoy the view of the pool and landscaping (9). Prior to adding the privacy screening, the stopped cars, both day and night, made my family and guests very uncomfortable, to the point of feeling unsafe. The road is also a popular spot for people to walk their dogs, adding to the number of peering eyes.
- 2- Prior to purchasing my fence, I observed other's privacy fences and did not like the sloppy installation. The slopes in our area created unevenness, gaps, and were not attractive. Rather than buying a readymade, single piece of material, I special ordered each panel to exactly fit the various sized sections of the fence (10). I used Velcro straps rather than zip ties to create a uniform, sturdy, and visually pleasing form of attachment (11). I own a large lot but only screened the pool area (11).
- 3- I was told that I could plant shrubbery for privacy. I already have shrubbery (5), but it will take a long time for them to grow enough to block the view. The ranch is directly opposite my house, so the privacy fence does not obscure anyone else's view. It is near the end of a road so it does not diminish the continuity the city seeks and will not be noticed by anyone, except 3 types of people: those who liked it so much that they asked me where to purchase it and how to install it, those who stop to take pictures, and those who travel to obscure areas looking for code violations.

I welcome you all to experience the sunsets there, assuming I can keep my privacy screening. Otherwise, please, please don't come.

2-1





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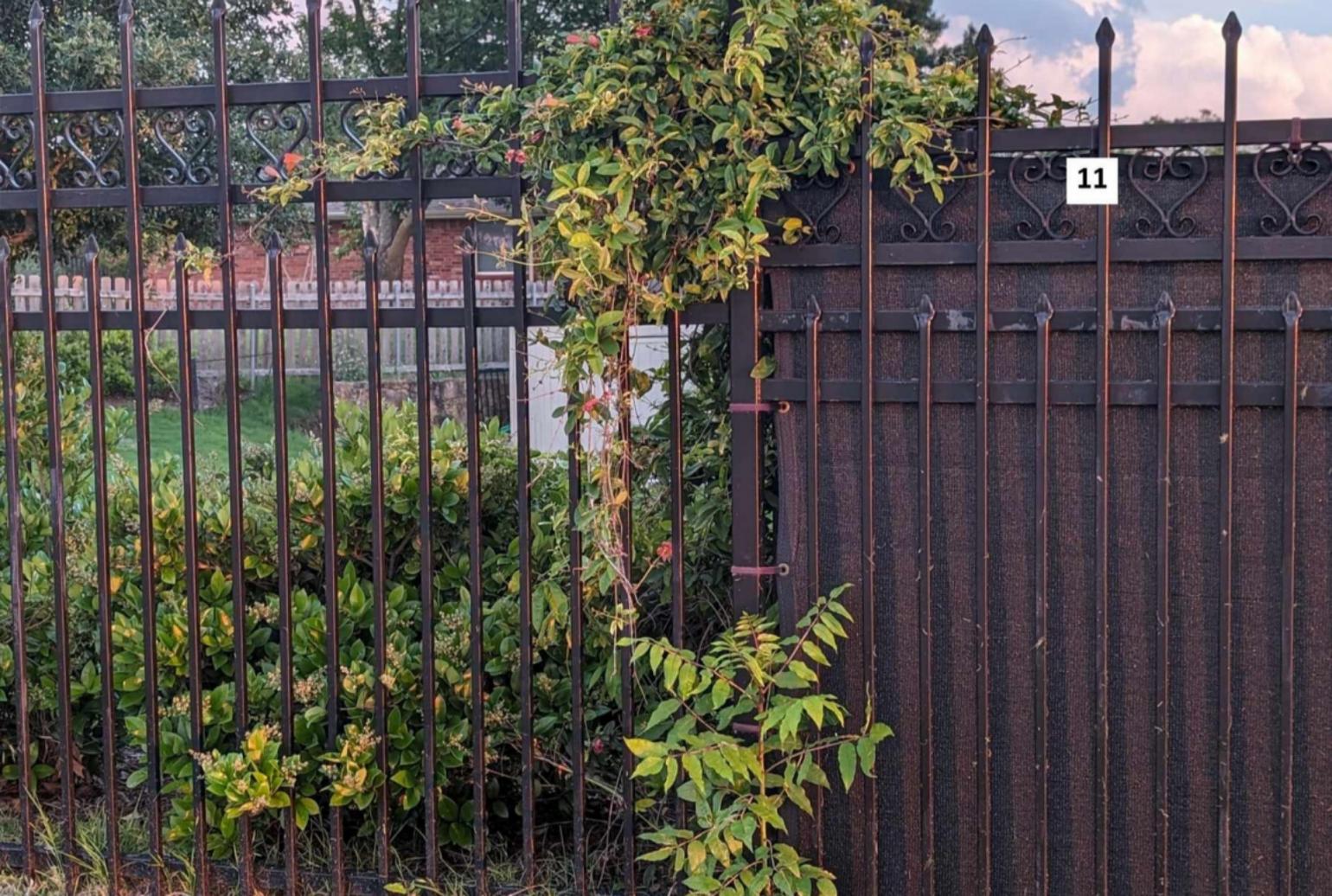


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