

CITY OF ROCKWALL

APPLICATION FOR FRONT YARD FENCE

Case No. 1984-33-FENCE

Date: 2/13/1984

Filing Fee: \$35.00

Applicant: Angelo Deniakos

Mailing Address: 707 Lake Meadows Dr.
Rockwall, TX 75087

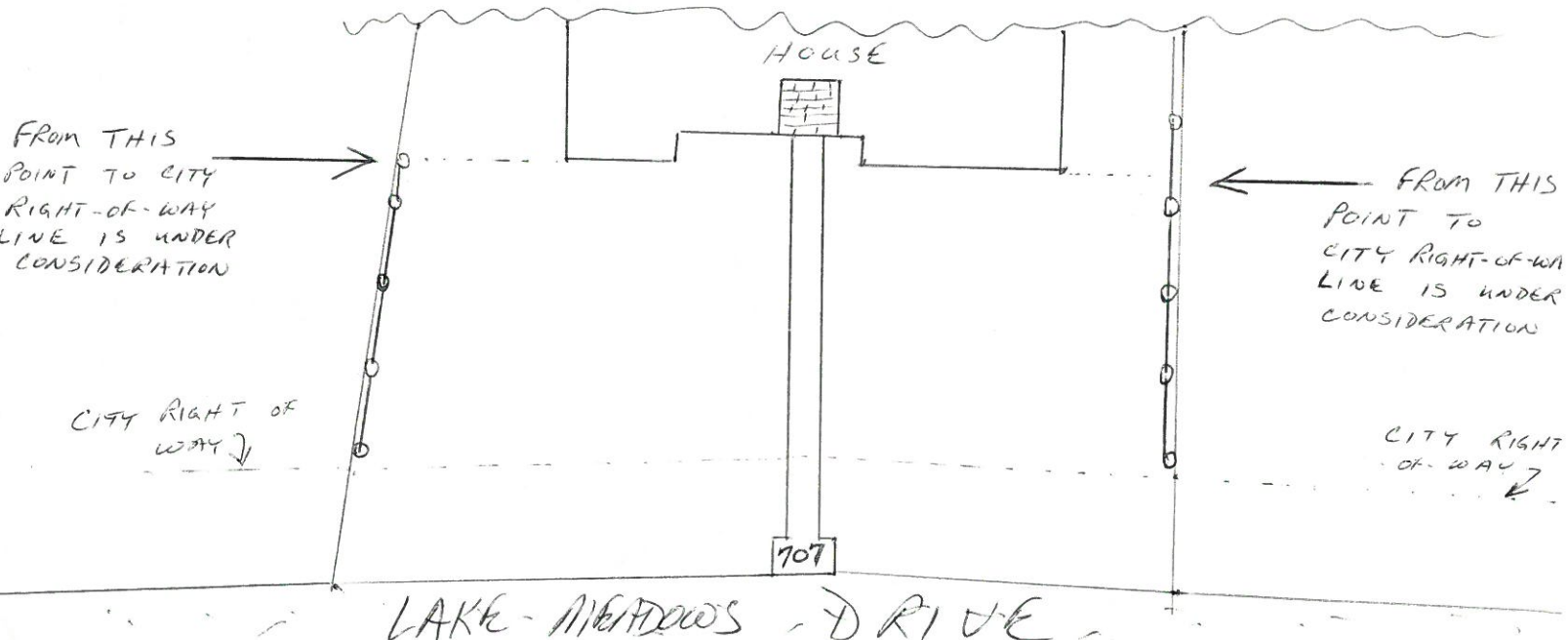
Phone: 722-2514

Legal Description of Property:

Lot 14, Block G, Stonebridge Meadows, Phase IV
(707 Lake Meadows Drive)

Description of Fence: APPROXIMATELY THREE TEN-FOOT SECTIONS OF TWO-RAIL SPLIT RAIL FENCE ALONG EACH SIDE PROPERTY LINE. THE FENCE MEETS HEIGHT AND QUALITY RESTRICTIONS AS SPECIFIED BY CITY ORDINANCE.

A LETTER OF EXPLANATION, ALONG WITH OTHER SUPPORTIVE MATERIAL AND PHOTOGRAPHS WILL BE SUBMITTED PRIOR TO THE MARCH 8 PLANNING & ZONING COMMISSION MEETING. *JD*



FRONT YARD FENCE PERMIT
FACT SHEET

Case No.: 84-33-F

Applicant: Angelo Deniakos

Location of Property: 707 Lake Meadows Dr.

Proposed Fence Description: 36" two rail split rail fence down
both sides of front yard to right-of-way line

Additional Information: Deniakos applied for a permit in May.
Planning and Zoning Commission recommended
approval. Deniakos missed the Council meeting where he was turned
down because of one negative response, his location in a new sub-
division, and his not appearing before the Council. Since no one con-

Staff Comments: tacted him to the contrary, Deniakos assumed his
request was approved and built the fence. He was
cited and now is going back through the proper
process to request a permit.

We do not have any objections to the fence.

Planning and Zoning Commission Recommendations:

3/8/84 - Approved

City Council Decision:

4/2/84 - Approve

Angelo Deniakos
707 Lake Meadows Dr.
Rockwall, Tx. 75087

City of Rockwall
Planning & Zoning Commission
and City Council
102 East Washington
Rockwall, Tx. 75087

February 19, 1984

Gentlemen,

We are re-submitting an application for a front yard fence as described in the application form and as pictured in the accompanying photographs. Our understanding of this situation - putting up a front yard fence without a permit - is as follows.

On the 24th of May, 1983, I received from the building official of Rockwall, Mr. Larry King, a permit for a split-rail fence that was to run along both sides of our property. In particular, Mr. King mentioned that portion of the fence that extended past the front of our house and up to eleven feet from the street curb. Mr. King said that that portion (the fence segments now in question) would have to be approved by the city council. We also understood that every other fence similar to ours had been approved and that basically this was more of a formality.

Since my work required me to be out of town the night that our fence application was brought before the City Council in July, I personally did not attend. The day of the meeting, my wife Susan, talked with Mr. King's secretary, explaining that we would not be able to attend the meeting. My wife was told that we shouldn't concern ourselves about the application approval. However, if for any reason our request was denied, we would be notified.

In late October or early November we decided we had enough time and money for this particular project. As we were never notified that our application was denied we put the whole length of the fence up. Within a couple of weeks of putting the fence up we received a letter from Mr. King stating that we had been denied approval of our front yard fence and that we were not legally authorized to have it and that we were to comply with city ordinances, etc. Shortly thereafter I had a chance to discuss this matter with Mr. King. What my understanding of the issuance of the permit was and Mr. King's were two different things. Mr. King stated that the permit was for the fence portion that went from even with the front of the house, rearward, and that a second permit would be required for the front yard portion after city approval. My belief was that the permit was issued for the whole length, pending approval for the front yard portion.

As the fence was already in place and with all the time, money, and effort that I personally had put forth, (I dug every hole by hand), I told Mr. King that I would like to appeal to the City Council. We took some time to research and educate ourselves on correct procedures to follow in submitting requests. I also went to City Hall to listen to the tape of the July City Council meeting and had a chance to talk with Mr. Richard Slaughter.

From listening to the tape and talking to Mr. Slaughter I derived that the primary, and essentially, the only concern of the City Council concerning the fence was that the Crow Development Co., being the developer of the Stonebridge Meadows, Phase IV, may have cause to bring suit against the city of Rockwall for not enforcing restrictive covenants.

We contacted Crow Development Co. and personally reviewed our situation with Ms. Carolyn Epps, a member of the Architectural Control Committee for Stonebridge Meadows. The result of that review is that the Crow Co. does not oppose the fence being there pending approval of this request. (See the attached letter from Crow Development Co.)

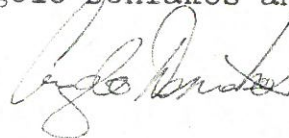
In addition, prior to contacting Crow Development Co., I personally talked to every family that is living in Stonebridge Meadows, Phase IV, to see if any one opposed our fence. There Was Not One Single Person Who Opposed Our Fence. Enclosed you will find their signatures on a statement saying so.

We have at no time knowingly tried to get around or violate ordinances, rules, laws, etc. We feel that we now have satisfied all the preliminary steps that are required of us.

In view of the aforementioned information, we request and urge you to approve our application for the front yard fence.

Sincerely,

Angelo Deniakos and Family



CROW DEVELOPMENT COMPANY

2001 BRYAN STREET, SUITE 510

DALLAS, TEXAS 75201

214-742-1550

January 19, 1984

Mr. Angelo Deniakos
707 Lake Meadows
Rockwall, Texas 75087

Dear Mr. Deniakos:

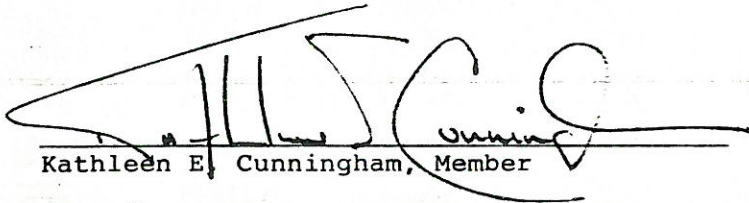
The Architectural Control Committee has met regarding the pictures of the split rail fence you submitted to Carolyn Epps.

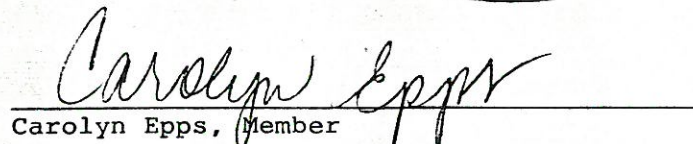
The decision of the Committee was that we do not feel we can approve or support the fence based on the fact that the City of Rockwall denied your first request for a special use permit. However, we do not oppose the fence, and if the City Council approves it in the second review, we will allow the fence to remain.

Please call if you have any questions regarding this issue.

Sincerely,

STONEBRIDGE MEADOWS
Architectural Control Committee


Kathleen E. Cunningham, Member


Carolyn Epps, Member

January

AS NEIGHBORS OF ANGELO AND SUSAN DENIAKOS, WE HAVE NO
OBJECTIONS TO THEIR SPLIT RAIL FENSE.

1) Andrew J. Zocher
709 Lake Meadows Dr.
Rockwall, TX. 75087

2) John & Teresa Dupre
705 Lake Meadows Dr
Rockwall, TX 75087
722-2545

3) R. E. Klem
805 Lake Meadows
Rockwall, Texas 75087

4) Liz Hummel
803 Lake Meadows Dr
Rockwall TX 75087

5) Brenda J. McCord
802 Lake Meadows Circle
Rockwall, Texas 75087

6) Cora L. Higgins
801 Lake Meadows Cr.
Rockwall, TX

7) Keith Turner
804 LAKE MEADOWS CIR.
ROCKWALL, TX 75087

8) Bill & Debbie Jones
806 LAKE MEADOWS CIR
Rockwall TX 75087

9) Charlie Hickman
701 Lake Meadows Court
Rockwall, TX 75087

10) Roger & Norma Hagans
703 Lake Meadows Dr.
Rockwall, TX. 75087

11) Herb H Fairclough
705 Lake Meadows Cir
Rockwall, Tex
722-6164

13) Max & Barb Young
605 Lake Meadows
Rockwall, TX 75087

15) Mildred M. Merrell
702 Village Green
Rockwall, Texas 75087

17) Charles F. Lapp
704 Village Green
Rockwall, TX 75087

19) Tom & Ruth Kincaid
706 VILLAGE GREEN
Rockwall, TX 75087

21) Mr. & Mrs. John Anderson (Lee)
805 Lake Meadows Circle
Rockwall, Tx 75087

12) Robert K Paul
710 Village Green
Rockwall, Tex.
722 2979

14) J. M. Keli, Jr
804 VILLAGE GREEN

16) LISA PLOWMAN
802 VILLAGE GREEN

18) Patrick and Jane Johnson
804 Lake Meadows
606 LAKE MEADOWS

20) Jim & Nell Welton
810 Lake Meadows Cir.
Rockwall, Tx 75087

22) Pat & Ralph Hollinger
708 Village Green
Rockwall, Tx. 75087

- 23) Bill & Joyce Mc Gee
910 Village Green
Rockwall, Tex 75087
- 24) Bill and Moulton Swins
908 Village Green Dr.
Rockwall, Texas 75087
- 25) Ellen Elliott
906 Village Green Dr.
Rockwall, Tx 75087
- 26) Tom and Rosann Ryan
904 Village Green
Rockwall, Texas 75087
- 27) Mike & Lynn Kelly
701 Village Green
Rockwall, Texas 75087
- 28) Jane Tom Cullen
105 Village Green
Rockwall, Tx 75087
- 29) James & Mary Coit
709 Village Green
Rockwall, Tx.
75087
- 30) E. Wm. Hunt
603 Lake Meadows
Rockwall, Texas
75087
- 31) Stephen L. Barnes
SANDRA
509 Lake Meadows
Rockwall Tx
75087
- 32) Brady & Robbie
Eisenberger
507 LAKE MEADOWS
Rockwall, Tx.
75087
- 33) Charles & Tracy
Grayson
807 Village Green
Rockwall, Texas
75087
- 34) D. L. Iron, Jr. GEORGE
806 Village Green
Rockwall Texas 75087
- 35) Mrs Mack Huffaker
809 Village Green
Rockwall, TX 75087
- 36) Karen S Knable
801 Village Green

37) Fern & Carol Slater
408 Kenning Dr
Rockwall.

38) Bill & Deb Johnson
601 Lake Meadow
Rockwall, Texas 75087

39) ~~Phyllis Hunt~~
814 Village Green
Rockwall Tex

40) Leon & Mary Papenburg
903 Village Green
Rockwall, TX 75087

41) Cal & Jane Fulmer
902 Village Green Dr.
Rockwall, Tx 75087

42) Ted and Debra Harbour
804 Lake Meadows Circle
Rockwall, TX 75087

43) Joyce Waiters, Inc -
~~Joy~~: Joyce Waiters
Inc -

44) John & Fran Derrick
711 Village Green
Rockwall

45) Mrs. Willard Muncy
905 Village Green
Rockwall, Tx. 75087

46) Mr & Mrs. Colin
Henderson
808 Village Green
Rockwall Tex 75087

47) BILL WIDSON
803 Village Green
Rockwall TX
75087

48) ⁰Richard A. Watkins
703 VILLAGE GREEN
ROCKWALL TX 75087

49) Michael D. Henderson
604 Lake Meadow
Rockwall Tx 75087
722-6320

50) Ms. LILLIAN PRICE
707 LAKE MEADOWS DR.

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 707 Lake Meadows Dr., at 7:30 o'clock P. M., on the 8th day of March, 1984, at District Courtroom, Courthouse, Rockwall, Texas, at the request of Angelo Deniakos.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

The fence is the existing 36" two rail split rail fence along both sides of the property to the front property line. It was built without City Council approval.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 707 Lake Meadows Drive

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below: _____

- 1.
- 2.
- 3.

Name

Address

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 707 Lake Meadows Dr., at 7:30 o'clock P. M., on the 8th day of March, 1984, at District Courtroom, Courthouse, Rockwall, Texas, at the request of Angelo Deniakos.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

The fence is the existing 36" two rail split rail fence along both sides of the property to the front property line. It was built without City Council approval.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 707 Lake Meadows Drive

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below: _____

- 1. We do not believe that the fence in any way, impairs the appearance of the neighborhood, nor the value of adjacent property.*
- 2. The fence is attractive.*
- 3. The fence is consistent, in style, with decorating techniques used by others throughout the area*

Shady & Robbie Jousheger
Name

507 Lake Meadows
Address

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 707 Lake Meadows Dr., at 7:30 o'clock P. M., on the 8th day of March, 1984, at District Courtroom, Courthouse, Rockwall, Texas, at the request of Angelo Deniakos.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

The fence is the existing 36" two rail split rail fence along both sides of the property to the front property line. It was built without City Council approval.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 707 Lake Meadows Drive

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below: _____

1. Mr Deniakos has spent a great deal of time and
2. money on this fence. I feel that he paid as much
3. for his piece of property as the rest of us on Stonebridge Meadows and should be allowed to build what he likes.

I feel the fence should be allowed to stay in Mr Deniakos yard.

Name Fannie Joyce Green
Address 704 Village Green

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 707 Lake Meadows Dr., at 7:30 o'clock P. M., on the 8th day of March, 1984, at District Courtroom, Courthouse, Rockwall, Texas, at the request of Angelo Deniakos.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

The fence is the existing 36" two rail split rail fence along both sides of the property to the front property line. It was built without City Council approval.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 707 Lake Meadows Drive

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below: _____

1. *The Deniakos's have one of the neatest and best groomed yards on Lake Meadows. Their fence in one way distracts from its beauty.*
2. *We have no protest whatever, and are in favor of the fence approval.*
- 3.

Roger + Norma Wagner
Name

703 Lake Meadows
Address

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 707 Lake Meadows Dr., at 7:30 o'clock P. M., on the 8th day of March, 1984, at District Courtroom, Courthouse, Rockwall, Texas, at the request of Angelo Deniakos.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

The fence is the existing 36" two rail split rail fence along both sides of the property to the front property line. It was built without City Council approval.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 707 Lake Meadows Drive

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below: _____

1. *The fence is an attractive addition to the property,*
- 2.
- 3.

John + Teresa Dupuis
 Name
705 Lake Meadows Dr.
 Address

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 707 Lake Meadows Dr., at 7:30 o'clock P. M., on the 8th day of March, 1984, at District Courtroom, Courthouse, Rockwall, Texas, at the request of Angelo Deniakos.

Under Ordinance No. 81-18, a front yard fence in a residentially zoned area can be no taller than 36 in., must be made of either wood or decorative wrought iron, and may not be opaque.

The fence is the existing 36" two rail split rail fence along both sides of the property to the front property line. It was built without City Council approval.

As an interested property owner, you may attend this meeting or notify the Council of your feelings with regard to the matter by returning the form below.

The following form may be filled out and mailed to the Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Location of Proposed Front Yard Fence 707 Lake Meadows Drive

I am in favor of the request for the reasons listed below. X

I am opposed to the request for the reasons listed below: _____

1. *It follows city restrictions and looks nice.*
- 2.
- 3.

Mr. + Mrs. Bill Wensor
Name

803 Village Green, Rockwall
Address

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

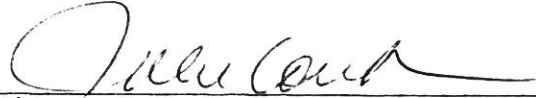
The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 8th day of March, 1984, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of the City of Rockwall
for a Change in zoning from "GR" General Retail to "SF-10" Single
Family Residential

on the following described property:

Lots 31 - 48, Block A
Stonebridge Meadows, Phase V
(map attached)

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-38-Z


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-38-Z

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. Retail space is not necessary
2. " " in the immediate area has been unsuccessful
3. " " " would make traffic heavier
and more dangerous for my child

Signature Richard K. Pigg

Address 801 Lake Meadows Ct

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

2/21/84

707 Lake Meadows
14 - G - Stonebridge Ph 4

- 1) Joyce Walters, One, Box 217
- 2) James Stecker, 801 Lake Meadows
- 3) Donald Wallace, 805 Village Green
- 4) William Winsor, 803 ✓ -
- 5) Karen Kinable, 801 ✓ ✓
- 6) Frances Ballew, 711 ✓ ✓
- 7) James Cecil, 709 ✓ ✓
- 8) Lillian Price, 707 ✓ ✓
- 9) Thomas J. Cruden, 705 ✓ ✓
- 10) Richard Watkins, 703 ✓ ✓
- 11) Michael Skelly, 701 ✓ ✓
- 12) Grady Ebersberger, 507 Lake Meadows
- 13) Andrew Zadnany, 709 ✓ ✓
- 14) John L. Kupuis, 705 ✓ ✓
- 15) Roger Haynes, 703 ✓ ✓
- 16) Mildred Merrell, 702 Village Green
- 17) Charles Lauer, 704 ✓ ✓
- 18) Thomas Kincaid, 706 ✓ ✓
- 19) Ralph Dallinger, 708 ✓ ✓
- 20) Robert Pair, 710 ✓ ✓
- 21) Hubert Plowman, 802 ✓ ✓
- 22) George Hale, 804 ✓ ✓
- 23) Bobby McCord, 802 Lake Meadows Circle
- 24) George Turner, 804 ✓ ✓
- 25)

707 Lake Meadows

14 - G - Stonebridge Ph. 4

1. John L. Dupuis, 705 Lake Meadows
2. Roger E. Haynes, 703 Lake Meadows
3. Mildred M. Merrell, 702 Village Green
4. Charles Lazer, 704 Village Green
5. Thomas Kencaid, 706 Village Green
6. Ralph Dalinger, 708 Village Green
7. Robert Pair, 710 Village Green
8. Herbert Plowman, 802 Village Green
9. George Kaler, 804 Village Green
10. Joyce Walters Inc, Box 217
11. James Stecker, 801 Lake Meadows
12. Donald Wallace, 805 Village Green
13. William Winsor, 803 Village Green
14. Karen Knable, 801 Village Green
15. Frances Ballen, 711 Village Green
16. James Cecil, 709 Village Green
17. Lillian Price, 707 Village Green
18. Thomas J. Cruden, 705 Village Green
19. Richard Watkins, 703 Village Green
20. Michael Skelly, 701 Village Green
21. Stonebridge Meadows Corp. - Artax Inc.
P O Box 34053, Dallas 75234
22. Bobby M. Cord, 807 Lake Meadows