

March 26
Pa Z April 12
CC May 7

CITY OF ROCKWALL

APPLICATION FOR FRONT YARD FENCE

Case No. 198A-56-Fence Date: 3-26-84

Filing Fee: \$35.00

Applicant: Jack McLain

Mailing Address: 203 PENFORD

Phone: 722 1068

Legal Description of Property:

Attached

Description of Fence:

Wood Rail fence less than 36" High.
Painted white

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 2/26/81
NAME Jack M. Cain
ADDRESS 203 Remyre

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u> zoning fee</u>		<u>35.00</u>

Received By _____ **2447**
FORM G-1

FRONT YARD FENCE PERMIT
FACT SHEET

Case No.: 84-56-F

Applicant: Jack McLain

Location of Property: 203 Renfro (north of Aluminum Plant Road)

Proposed Fence Description: 36 in. 4-board fence painted white

Additional Information: Tore down existing chain link fence and started to build new fence without permit. Stopped by Inspector and told to come before you for permission.

Staff Comments: The Fence Ordinance says:
The fence must not be opaque nor more than 36 in. high.
The intention of the ordinance was to have picket and split rail fences, but that was not the wording used. McLain's fence meets the wording, but not the intent of the ordinance. A copy of the ordinance is enclosed.

Planning and Zoning Commission Recommendations:

4/12/84 - Approval

City Council Decision:

5/7/84 - Approve

157

43032

DEED OF TRUST

THE STATE OF TEXAS
COUNTY OF ROCKWALL



KNOW ALL MEN BY THESE PRESENTS:

That we, JACK McLAIN and wife, NANCY McLAIN,

of ROCKWALL County, Texas, hereinafter called Grantors (whether one or more) for the purpose of securing the indebtedness hereinafter described, and in consideration of the sum of TEN DOLLARS (\$10.00) to us in hand paid by the Trustee hereinafter named, the receipt of which is hereby acknowledged, and for the further consideration of the uses, purposes and trusts hereinafter set forth, have granted, sold and conveyed, and by these presents do grant, sell and convey unto WILLIAM B. LOFLAND, Trustee, of ROCKWALL County, Texas, and his substitutes or successors, all of the following described property situated in ROCKWALL County, Texas, to-wit:

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, in the town of Rockwall, and described as follows:

Being a part of the R. Ballard Survey and further described as follows: Being a portion of a tract of land purchased by the said Gus Hartman from B. F. Keahey, et ux, as shown by Deed Records of Rockwall County, Texas, and BEGINNING at the Northwest corner of a tract of land now owned by Fred Lillard, and upon which is situated a residence;
THENCE: North 87 feet to an iron pipe set in ground on bank of creek corner;
THENCE: In a Northwesterly direction with the bank of creek 79 feet to an iron pipe set in ground for corner;
THENCE: North crossing creek 46 feet to an iron stake set in ground for corner and being also the South line of county road;
THENCE: East with the South line of county road 109 feet to an iron pipe set in ground for corner, which is also the Northwest corner of lands owned by M. M. Hammock;
THENCE: South a distance of 180 feet to the Northeast corner of lot owned by Fred Lillard, said line being the West line of M. M. Hammock lands;
THENCE: West 80 feet to BEGINNING.

203 Renfro

TO HAVE AND TO HOLD the above described property, together with the rights, privileges and appurtenances thereto belonging unto the said Trustee, and to his substitutes or successors forever. And Grantors do hereby bind themselves, their heirs, executors, administrators and assigns to warrant and forever defend the said premises unto the said Trustee, his substitutes or successors and assigns forever, against the claim, or claims, of all persons claiming or to claim the same or any part thereof.

This conveyance, however, is made in TRUST to secure payment of one promissory note of even

City of Rockwall

102 EAST WASHINGTON
ROCKWALL, TEXAS 75087

March 20, 1984

Jack M Clain
203 Renfro
Rockwall, Tx 75087

Dear Mr. Clain:

It has been observed that the construction of front yard fence
is underway at 203 RENFRO. Our records indicate that no
permit for such construction has been issued.

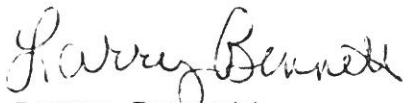
The Rockwall Building Code provides, under Section 205, titled "VIOLATIONS AND PENALTIES";

"It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this Code.

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$200.00.

You may contact City Hall to determine if subject construction complies with Rockwall's Building Code and instructions for procedure to obtain a building permit.

Sincerely,



Larry Bennett
Building Inspector

LB:cje

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will consider approval of a front yard fence, to be located at 203 Renfro, at 7:30 o'clock P. M., on the 12th day of April, 1984, at District Courtroom, Courthouse, Rockwall, Texas, at the request of Jack McLain.

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.

McLain is constructing a 36 in. white wood fence.

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 203 Renfro

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

Jack W^o Clair
203 Kenfro

- 1) Delmer Earls, PO Box 678
- 2) Linnie Harris, Box 14
- 3) W^m R. Stanley, 711 Hartman
- 4) Eunice Heil, PO Box 274, Simonton 77476
- 5) Michael Daniel, Box 284
- 6) Douglas Lide, 814 Nash
- 7) Hallis Sartin, 805 Aluminum Plant Rd.
- 8) Marsha Hammack, PO Box 284
- 9) Tromet Corp. PO Box 97
- 10) Reckward J. S. W., 801 E. Washington
- 11) Daniel R. Powell, 724 E. Washington PO Box 804
- 12) J. M. Morrow Est., Rt 1, Box 163

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

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

1. *If the fence does not impede a driver's view I do not oppose.*
2. *If, in fact, it makes a traffic hazzard, I do oppose.*
- 3.

my parents live at 301 Renfro. new address

Emmice C. Neil
Name
P.O. Drawer 587
Address
Simonton, Texas 77476

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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 have three pieces of property that
2. sit on corners run across street
3. We don't think it would hurt the neighborhood

Maggie Lee Earls
Name
301 W. Washington
Address
Rockwall Tx

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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 a wood fence
2. Not more than 36" high
3. Looks great for this dead end street

Billy & Lennie Hartman
Name

203 Renfro St.
Address



Rentro