



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152020-007 P&Z DATE 05/26/20 CC DATE 06/09/20 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-007

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 5541 Canada Court (Condominium unit)
 Subdivision CHANDLERS LANDING PHASE 17 Lot B Block F
 General Location [Yacht Club Drive] - (Chandler's Landing)
nearest cross street

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]

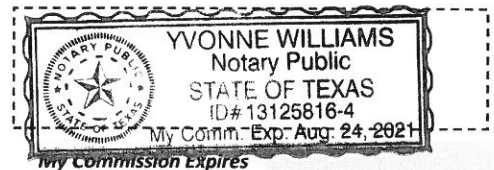
<input checked="" type="checkbox"/> Owner	<u>DIANE MULLENIX</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Diane Mullenix</u>	Contact Person	
Address	<u>5541 Canada Ct</u>	Address	
City, State & Zip	<u>Rockwall 75032</u>	City, State & Zip	
Phone	<u>214-697-7397</u>	Phone	
E-Mail	<u>dimullenix@sbcglobal.net</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Diane Mullenix [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 \$ 0, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 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 14 day of May, 20 20
Diane Mullenix Owner's Signature
 Notary Public in and for the State of Texas
Yvonne Williams
 Rockwall





**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

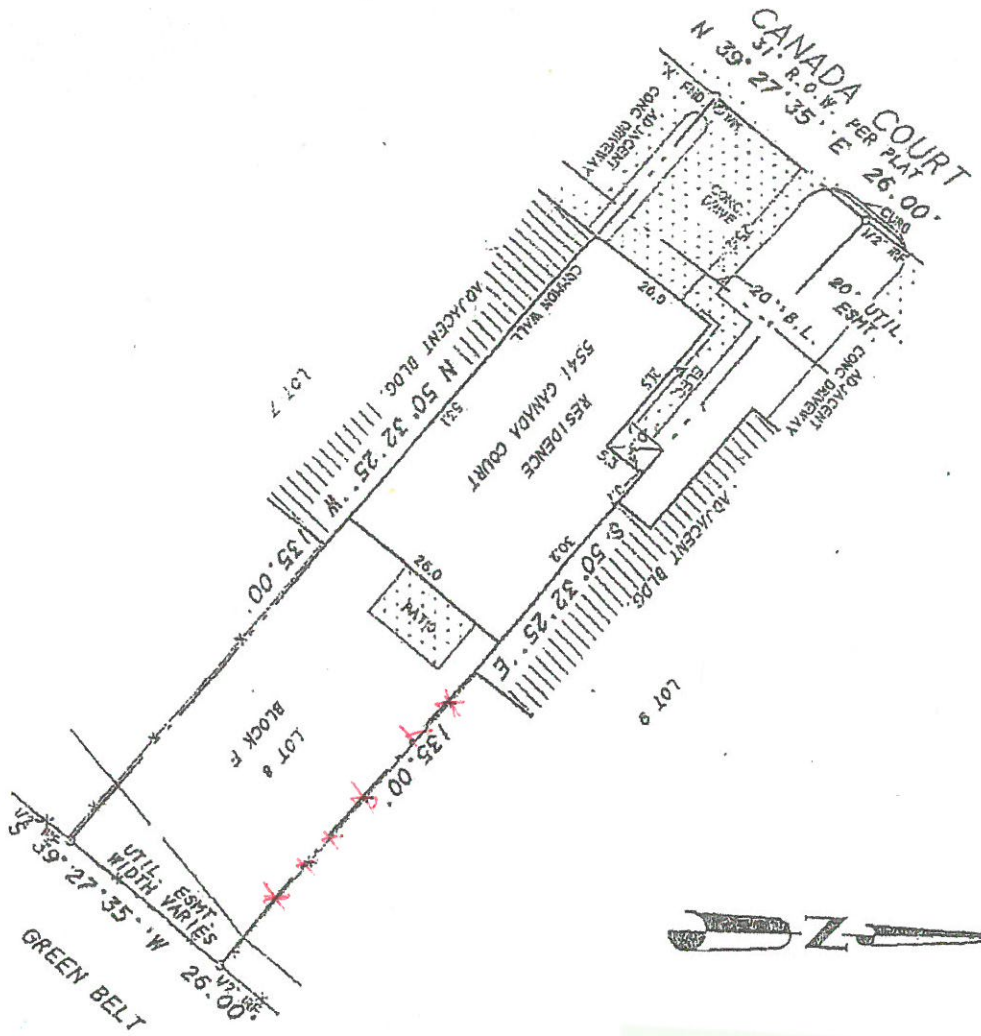
From: Planning & Zoning Department

Date: 5/14/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/21/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/21/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/26/2020 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: MIS2020-007
Project Name: Fence Exception for 5541 Canada Court
Project Type: MISCELLANEOUS
Applicant Name: [APPLICANT]
Owner Name: MULLENIX, DIANE
Project Description:

SURVEY ACCEPTED BY:
 [Signature]
 DATE: 0-25-2018



Co-shared fence
 with neighbor
 @ 5539 Canada Ct
 6-unit condominium

5541 Canada Ct
 Mueller

For Inspector's Use

DESCRIPTION

Being Lot 8, Block F of CHANDLERS LANDING PHASE 17, an Adjacent Block, Texas, according to the Plat thereof recorded in Plat Records, ROCKWALL County, Texas.

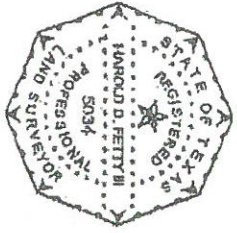
NOTES

- 1) According to F.E.M.A Flood Insurance Rate Map, Community Plan dated June 16, 1992, this property lies in Zone X. This property to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) The following easements do not lie on this lot: (i) Vol. 44, Pg. 78 (iii) Vol. 118, Pg. 60 (iv) Vol. 169, Pg. 175

SURVEYOR'S CERTIFICATE

I, Harold D. Feltz, III, Registered Professional Land Surveyor State of Texas certify that the above plat of the property surveyed for AMERICAN EXECUTIVE HOME MORTGAGE, and CARLA DIERICK at 5541 Canada Court, Texas, is true and correct, there are no visible or apparent encroachments or conflicts from adjoining owners or easements (other than shown surveyed by me on the ground the 17th day of November, 1998.

[Signature]
 Harold D. Feltz, III, R.P. L.S. No. 5034



RSC
 ROCKWALL SURVEYING CO., INC.
 LAND SURVEYOR













DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-007

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 5541 Canada Court (Condominium unit)
 Subdivision CHANDLERS LANDING PHASE 17 Lot B Block F
 General Location [Yacht Club Drive] - (Chandler's Landing)
nearest cross street

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]

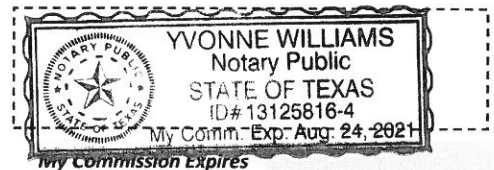
<input checked="" type="checkbox"/> Owner	<u>DIANE MULLENIX</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Diane Mullenix</u>	Contact Person	
Address	<u>5541 Canada Ct</u>	Address	
City, State & Zip	<u>Rockwall 75032</u>	City, State & Zip	
Phone	<u>214-697-7397</u>	Phone	
E-Mail	<u>dimullenix@sbcglobal.net</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Diane Mullenix [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 \$ 0, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 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 14 day of May, 20 20
Diane Mullenix Owner's Signature
 Notary Public in and for the State of Texas
Yvonne Williams
 Rockwall





MIS2020-007- FENCE EXCEPTION FOR 5541 CANADA COURT
MISCELLANEOUS - LOCATION MAP =

AG

PD-8

CANADA

MARINER

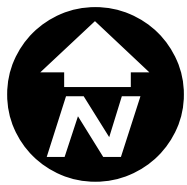
YACHT CLUB



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

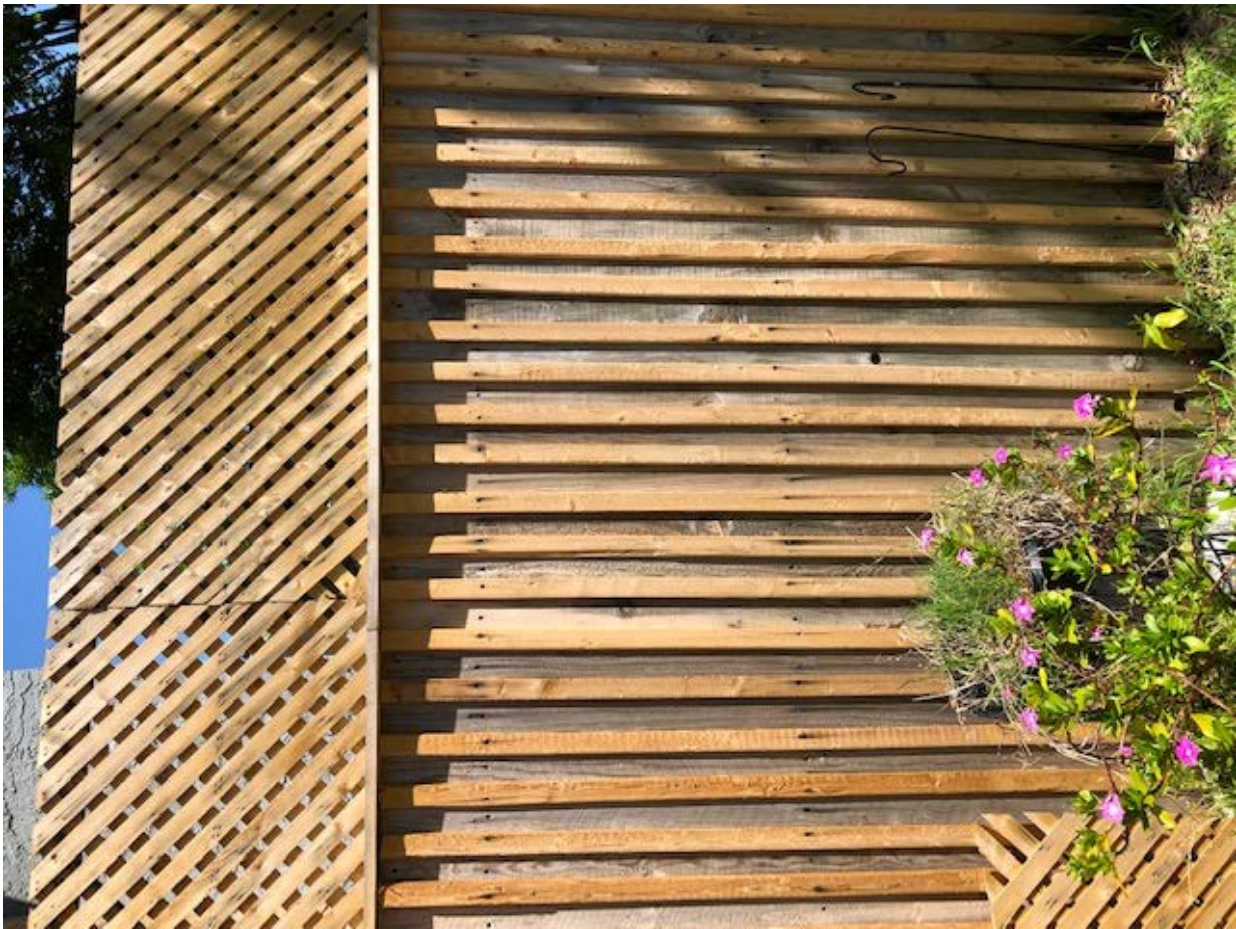
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



From: [Permits](#)
To: [Miller, Ryan](#)
Subject: FW: Fence Permit Application
Date: Monday, May 18, 2020 10:44:08 AM
Attachments: [Permit_app_and_survey_5541_canada_ct.pdf](#)

From: Diane Mullenix [mailto:dimull712@sbcglobal.net]
Sent: Monday, April 13, 2020 2:49 PM
To: Buehler, Tanya <tbuehler@rockwall.com>
Subject: Re: Fence Permit Application





Diane Mullenix
5541 Canada Ct
Rockwall, TX 75032

Fence Permit App, Survey, and photos

Tanya,

I am providing in this email the completed Permit Application, survey and photos of the backyard fence. My neighbor at 5539 Canada Court and I share a common fence. Early on before I had the fence built I contacted my HOA, only because my neighbor ALWAYS causes me grief and is hard to get along with. I asked HOA if it's okay to replace broken fence pickets and also to add board to make a board-on-board in areas to keep privacy from my peering neighbor. They approved. I had no idea whatsoever I needed a permit to put in a new fence. Mainly I assumed that because it was in my back yard and I was under impression in our back yards we could do whatever.

A few weeks later my son-in-law offered to give me six brand-new eight-foot fence panels he had and did not need. They are pine and well built. Instead of mending my very, very old existing fence that all pickets had shrunk with age and weathered over time (had big gaps) had turned black with age, and was so rotten and dried out in places some pickets were breaking. I was excited to have new panels and had a construction man I use to tear down the approx 40-ft section and put in new panels and I purchased some

additional wood to finish out the fence.

I planned to have stained (on my side of fence) the new fence panels. We have had so much rain this season, I could not find a time for the fence wood to dry out from daily rains enough to stain fence and have it set-in for another day or so to dry. Then the covid-19 came along and I have not invited the worker to stain yet. The HOA called last week and said my file was missing the building permit. I told them I had not requested one because I did not know it was required. Therefore, now I am submitting to see how I can work out this issue With permits department.

So that's the story I need to discuss with on-site inspector. I have more to share on the issue in person. Please have inspector to contact me to schedule a time to come to my condo to view. My cell is best and they can also text if I miss a call. Thank you.

Diane Mullenix
Cell 2140697-7397

On Thursday, April 9, 2020, 10:45:47 AM CDT, Buehler, Tanya wrote:

From: Permits
Sent: Wednesday, April 8, 2020 4:42 PM
To: 'dimull712@sbcglobal.net'
Subject: Fence Permit Application

Dear Ms. Mullenix.

Pursuant to our phone conversation today, please find attached a *Building Permit Application* and a copy of your survey on file at [5541 Canada Ct.](#) **Please complete the permit application for your fence replacement and email it back to us at permits@rockwall.com along with the fence replacement section highlighted on the survey.** Once received we will submit for review and approval. Please allow approximately 5 business days. We will email you once approved. Thank you.

City Council approved an [Amended Fence Ordinance](#) this week on Monday, April 6, 2020. I have copied the ordinance for you below:

Fence Standards for Existing and Infill Single-Family and Duplex Properties.

All fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas: (1) Solid Fencing. All solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, public park, and/or neighboring properties. Painting a fence with oil or latex based paint shall be prohibited.

If questions, please contact our office during normal business hours Monday – Friday, 8am – 5pm at 972-771-7709.

Best regards,

Tanya Buehler

Tanya Buehler

Permit Technician | Building Inspection Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087 | www.rockwall.com

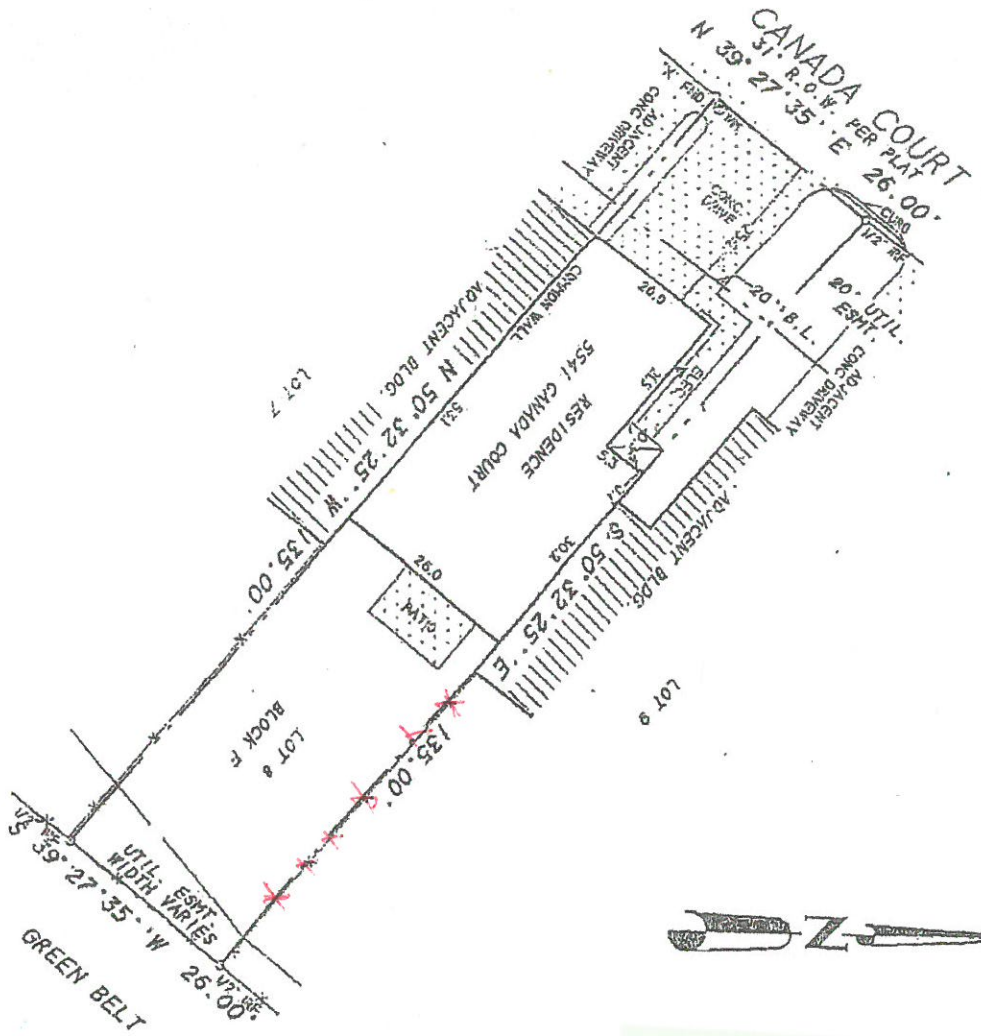
972.771.7709 | <http://etrakit.rockwall.com/> permits online

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

SURVEY ACCEPTED BY:
 DATE: 0-25-2018
 BY: [Signature]



Co-shared fence
 with neighbor
 @ 5539 Canada Ct
 6-unit condominium

5541 Canada Ct
 Mueller

For Inspector's Use

DESCRIPTION
 Being Lot 8, Block F of CHANDLERS LANDING PHASE 17, an Adjacent Block, Rockwall County, Texas, according to the Plat thereof recorded in Plat Records, ROCKWALL COUNTY, TEXAS.

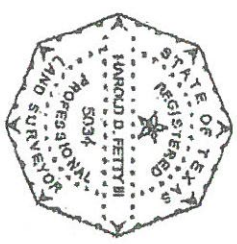
NOTES

- 1) According to F.E.M.A Flood Insurance Rate Map, Community Plan dated June 16, 1992, this property lies in Zone X. This property to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) The following easements do not lie on this lot: (i) Vol. 44, Pg. 78 (M) Vol. 118, Pg. 60 (W) Vol. 169, Pg. 175

SURVEYOR'S CERTIFICATE

I, Harold D. Feltz, III, Registered Professional Land Surveyor State of Texas certify that the above plat of the property surveyed for AMERICAN EXECUTIVE HOME MORTGAGE, and CARLA DIERICK at 5541 Canada Court, Rockwall County, Texas, is true and correct, there are no visible or apparent encroachments or conflicts from adjoining owners or easements (other than shown surveyed by me on the ground the 17th day of November, 1998).

Harold D. Feltz, III, R.P. L.S. No. 5034
 [Signature]



RSC
 ROCKWALL SURVEYING CO., INC.
 LAND SURVEYOR













DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-007

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 5541 Canada Court (Condominium unit)
 Subdivision CHANDLERS LANDING PHASE 17 Lot B Block F
 General Location [Yacht Club Drive] - (Chandler's Landing)
nearest cross street

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]

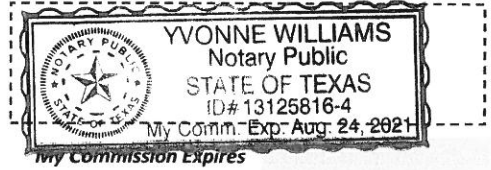
<input checked="" type="checkbox"/> Owner	<u>DIANE MULLENIX</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Diane Mullenix</u>	Contact Person	
Address	<u>5541 Canada Ct</u>	Address	
City, State & Zip	<u>Rockwall 75032</u>	City, State & Zip	
Phone	<u>214-697-7397</u>	Phone	
E-Mail	<u>dimullenix@sbcglobal.net</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Diane Mullenix [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 \$ 0, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of MAY, 20 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 14 day of May, 20 20
Diane Mullenix Owner's Signature
 Notary Public in and for the State of Texas
Yvonne Williams
 Rockwall





MIS2020-007- FENCE EXCEPTION FOR 5541 CANADA COURT
MISCELLANEOUS - LOCATION MAP =

AG

PD-8

CANADA

MARINER

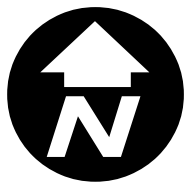
YACHT CLUB



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

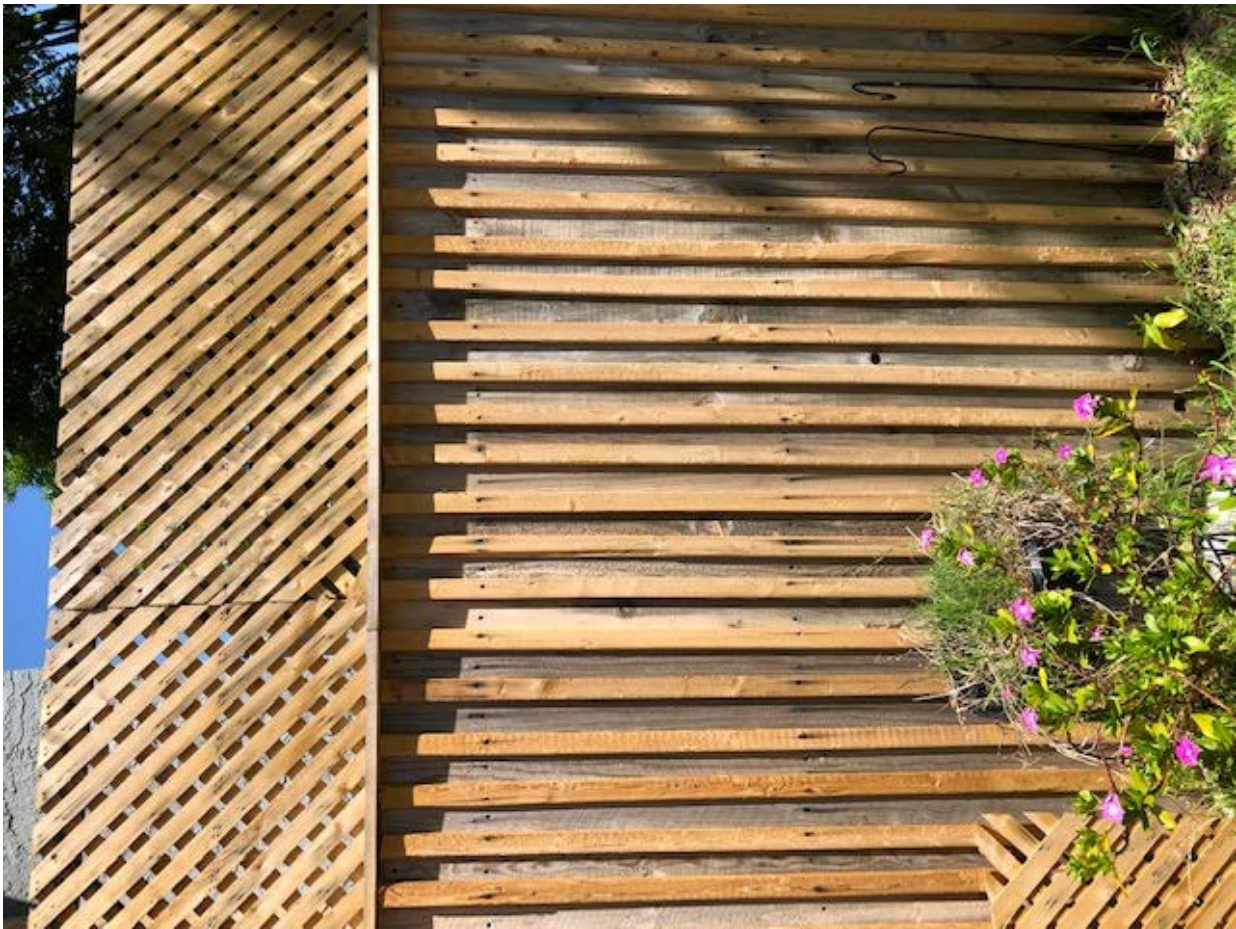
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



From: [Permits](#)
To: [Miller, Ryan](#)
Subject: FW: Fence Permit Application
Date: Monday, May 18, 2020 10:44:08 AM
Attachments: [Permit_app_and_survey_5541_canada_ct.pdf](#)

From: Diane Mullenix [mailto:dimull712@sbcglobal.net]
Sent: Monday, April 13, 2020 2:49 PM
To: Buehler, Tanya <tbuehler@rockwall.com>
Subject: Re: Fence Permit Application





Diane Mullenix
5541 Canada Ct
Rockwall, TX 75032

Fence Permit App, Survey, and photos

Tanya,

I am providing in this email the completed Permit Application, survey and photos of the backyard fence. My neighbor at 5539 Canada Court and I share a common fence. Early on before I had the fence built I contacted my HOA, only because my neighbor ALWAYS causes me grief and is hard to get along with. I asked HOA if it's okay to replace broken fence pickets and also to add board to make a board-on-board in areas to keep privacy from my peering neighbor. They approved. I had no idea whatsoever I needed a permit to put in a new fence. Mainly I assumed that because it was in my back yard and I was under impression in our back yards we could do whatever.

A few weeks later my son-in-law offered to give me six brand-new eight-foot fence panels he had and did not need. They are pine and well built. Instead of mending my very, very old existing fence that all pickets had shrunk with age and weathered over time (had big gaps) had turned black with age, and was so rotten and dried out in places some pickets were breaking. I was excited to have new panels and had a construction man I use to tear down the approx 40-ft section and put in new panels and I purchased some

additional wood to finish out the fence.

I planned to have stained (on my side of fence) the new fence panels. We have had so much rain this season, I could not find a time for the fence wood to dry out from daily rains enough to stain fence and have it set-in for another day or so to dry. Then the covid-19 came along and I have not invited the worker to stain yet. The HOA called last week and said my file was missing the building permit. I told them I had not requested one because I did not know it was required. Therefore, now I am submitting to see how I can work out this issue With permits department.

So that's the story I need to discuss with on-site inspector. I have more to share on the issue in person. Please have inspector to contact me to schedule a time to come to my condo to view. My cell is best and they can also text if I miss a call. Thank you.

Diane Mullenix
Cell 2140697-7397

On Thursday, April 9, 2020, 10:45:47 AM CDT, Buehler, Tanya wrote:

From: Permits
Sent: Wednesday, April 8, 2020 4:42 PM
To: 'dimull712@sbcglobal.net'
Subject: Fence Permit Application

Dear Ms. Mullenix.

Pursuant to our phone conversation today, please find attached a *Building Permit Application* and a copy of your survey on file at [5541 Canada Ct.](#) **Please complete the permit application for your fence replacement and email it back to us at permits@rockwall.com along with the fence replacement section highlighted on the survey.** Once received we will submit for review and approval. Please allow approximately 5 business days. We will email you once approved. Thank you.

City Council approved an [Amended Fence Ordinance](#) this week on Monday, April 6, 2020. I have copied the ordinance for you below:

Fence Standards for Existing and Infill Single-Family and Duplex Properties.

All fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas: (1) Solid Fencing. All solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, public park, and/or neighboring properties. Painting a fence with oil or latex based paint shall be prohibited.

If questions, please contact our office during normal business hours Monday – Friday, 8am – 5pm at 972-771-7709.

Best regards,

Tanya Buehler

Tanya Buehler

Permit Technician | Building Inspection Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087 | www.rockwall.com

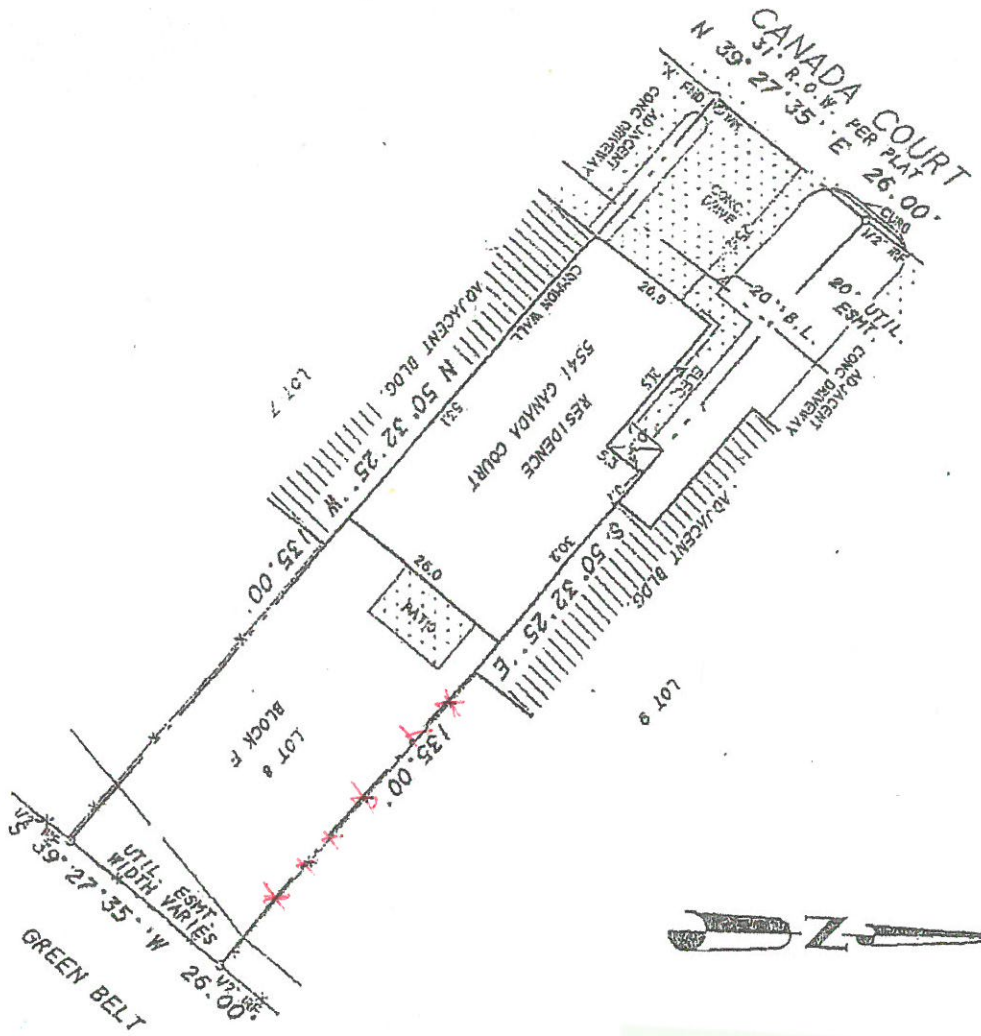
972.771.7709 | <http://etrakit.rockwall.com/> permits online

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

SURVEY ACCEPTED BY:
 [Signature]
 DATE: 0-25-2018



Co-shared fence
 with neighbor
 @ 5539 Canada Ct
 6-unit condominium

5541 Canada Ct
 Mueller

For Inspector's Use

DESCRIPTION

Being Lot 8, Block F of CHANDLERS LANDING PHASE 17, an Adjacent Block, Texas, according to the Plat thereof recorded in Plat Records, ROCKWALL County, Texas.

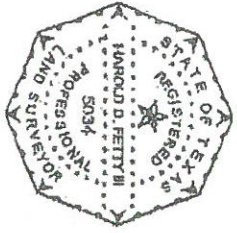
NOTES

- 1) According to F.E.M.A Flood Insurance Rate Map, Community Plan dated June 16, 1992, this property lies in Zone X. This property to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) The following easements do not lie on this lot: (i) Vol. 44, Pg. 78 (iii) Vol. 118, Pg. 60 (iv) Vol. 169, Pg. 175

SURVEYOR'S CERTIFICATE

I, Harold D. Feltz, III, Registered Professional Land Surveyor State certify that the above plat of the property surveyed for AMERICAN EXECUTIVE HOME MORTGAGE, and CARLA DIERICK at 5541, Texas, is true and correct, there are no visible or apparent encroachments or conflicts from adjoining owners or easements (other than shown surveyed by me on the ground the 17th day of November, 1998.

[Signature]
 Harold D. Feltz, III, R.P. L.S. No. 5034



RSC
 ROCKWALL SURVEYING CO., INC.
 LAND SURVEYOR













May 27, 2020

TO: Diane Mullenix
5541 Canada Court
Rockwall, TX 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2020-007; Fence Exception for 5541 Canada Court

Ms. Mullenix:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on May 27, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a special exception to the fence material, then staff would propose the following conditions of approval:

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department, and
- (2) Any construction resulting from the approval of this site plan 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 26, 2020, the Planning and Zoning Commission approved the special exception by a vote of 7-0.

Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Miller', is written over the typed name.

Ryan Miller, AICP
Director of Planning and Zoning