



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF 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
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SITE PLAN APPLICATION FEES:

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ZONING APPLICATION FEES:

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- 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:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

146 Blanchard Dr

SUBDIVISION

Lynden Park Estates

LOT

6

BLOCK

D

GENERAL LOCATION

Phase 2

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Residential

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

Audrey Andrews

APPLICANT

CONTACT PERSON

Audrey Andrews

CONTACT PERSON

ADDRESS

146 Blanchard Dr

ADDRESS

CITY, STATE & ZIP

Rockwall, Tx 75082

CITY, STATE & ZIP

PHONE

469-745-7015

PHONE

E-MAIL

alandrea65@gmail.com

E-MAIL

Same

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Audrey Andrews [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF August 2023 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.

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OWNER'S SIGNATURE

Audrey Andrews



Notary Public
STATE OF TEXAS
My Comm. Exp. 10-09-24
Notary ID # 1065328-7

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dolores Burns

MY COMMISSION EXPIRES

10/09/2024

8-14-2023

To the City of Richmond, P&Z, And all concerned,

I am writing this letter to apply for a permit to put a wrought iron fence for athletic purposes in front of my yard.

The materials will be weather proof wrought iron with a six ft step down approach to allow the gate to open properly at the opening sidewalk going up to the house. The fence will not impede the site distance or walkability of any pedestrians.

The purpose is merely for property improvement and aesthetics. This type of fence has been placed in several parts of the neighborhood and has added great aesthetic value and beautification to the neighborhood.



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alandreus62@gmail.com

146 Blanchard Outside Aesthetic Fence
Lynden Park Estates, Phase 2 LOT, 6 Block D
Owner: Dr. Audrey Andrews
Rockwall Resident

Current Front Day/Night

Outside Front of House

Location: 146 Blanchard Dr

City, State: Rockwall, Texas 75032

Corner Lot: Alley



Desired Image: Wrought Iron Fence

Fence: 126 Ft Wrought Iron Fence – Gate Included

Gate: 6 ft stepdown fence



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Outside Front of House

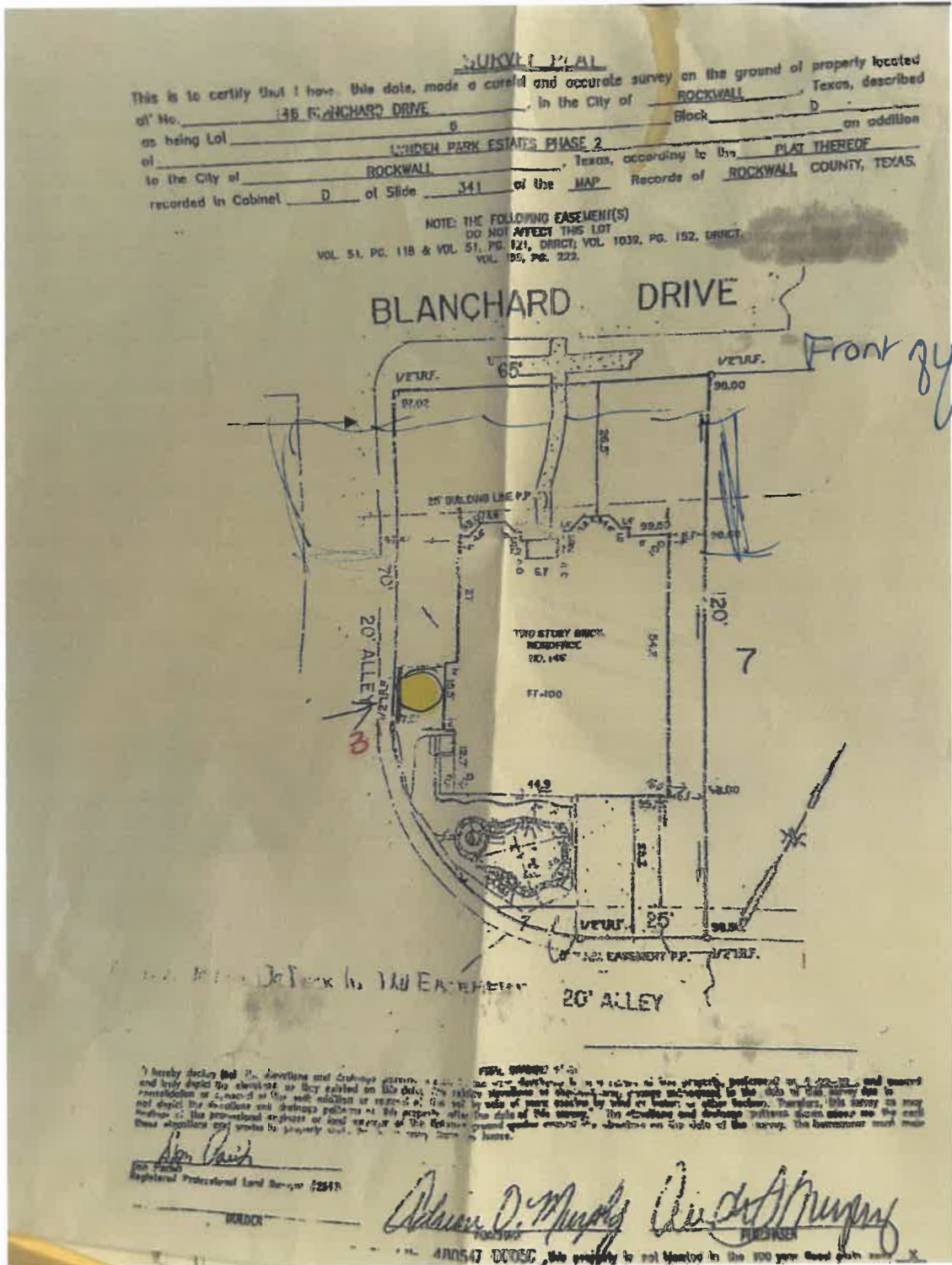
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City, State: Rockwall, Texas



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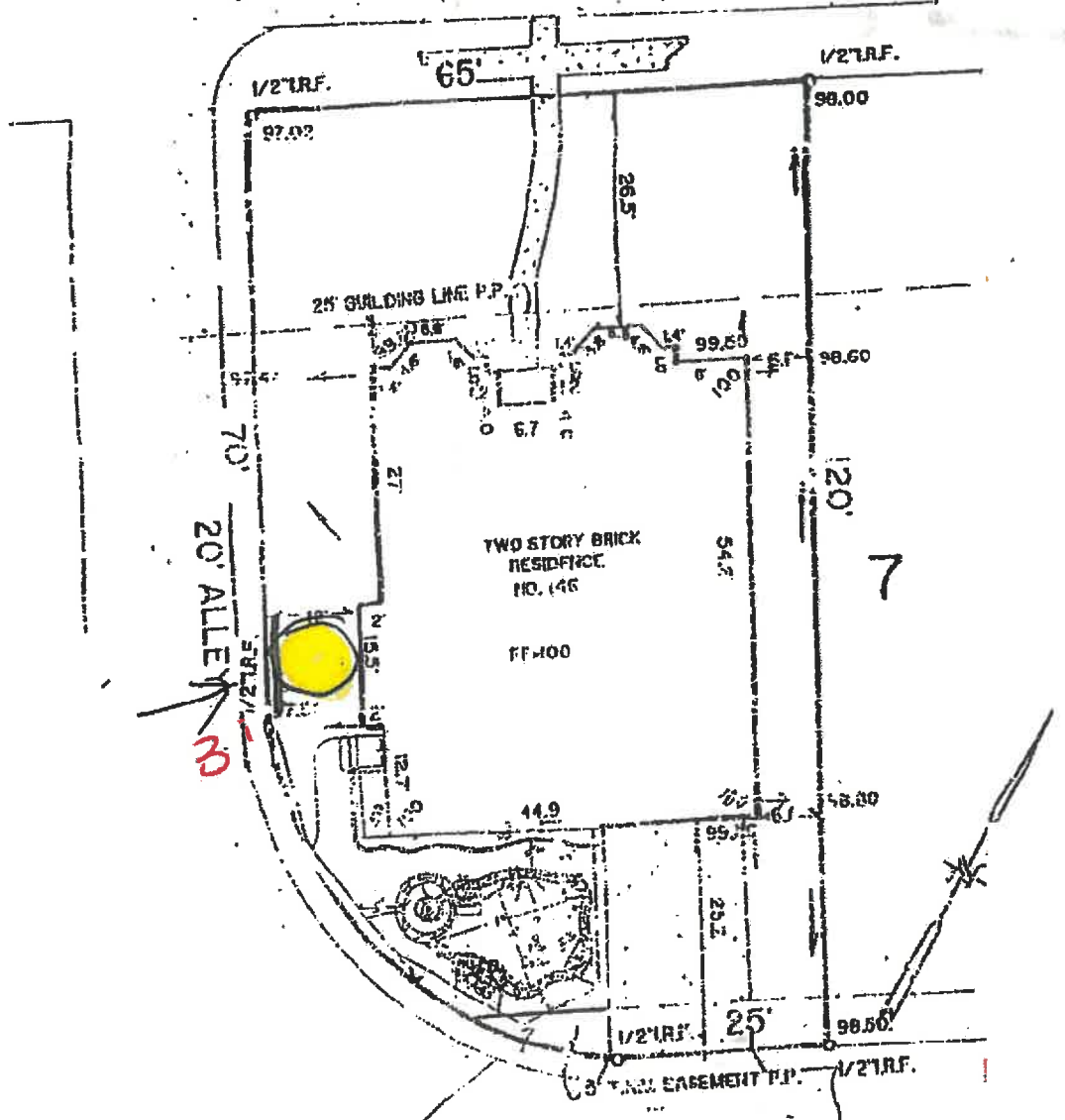


SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 146 BLANCHARD DRIVE, in the City of ROCKWALL, Texas, described as being Lot 6 Block D on addition of WINDEN PARK ESTATES PHASE 2 to the City of ROCKWALL, Texas, according to the PLAT THEREOF recorded in Cabinet D of Slide 341 of the MAP Records of ROCKWALL COUNTY, TEXAS.

NOTE: THE FOLLOWING EASEMENT(S) DO NOT AFFECT THIS LOT
 VOL. 51, PG. 118 & VOL. 51, PG. 121, DRRECT; VOL. 1039, PG. 152, DRRECT.
 VOL. 186, PG. 222.

BLANCHARD DRIVE



... De Back to THE EASEMENT 20' ALLEY

I hereby declare that the elevations and drainage patterns shown on this plat were determined by a careful and accurate survey of this property, performed on 1-22-22 and based on the best of the available information at that time. I am not responsible for any change subsequent to the date of this survey due to any consolidation or removal of the soil, or any other factors. Therefore, this survey as may not depict the elevations and drainage patterns of this property after the date of this survey. The elevations and drainage patterns shown above are the best findings of the professional engineer or land surveyor of the highest grade known to be in existence on the date of the survey. The homeowner must maintain these elevations and drainage patterns to property lines.

Don Parish
 Don Parish
 Registered Professional Land Surveyor #2513

Richard D. Murphy Richard Murphy
 PURCHASER

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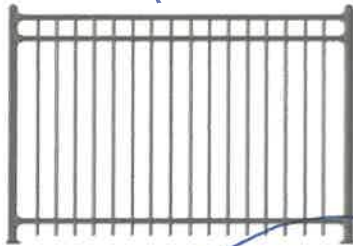
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Various Fencing Companies

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XCEL Black Steel Anti Rust Fence Panel- Flat End Picket 6.5 Wx5ft H – Easy installation kid, outdoor residential fencing for yard, concrete, 3-rail Metal Fence, Includes a fence post. Cost \$198.00 \$6.09 per Sq Ft.

Approximately: ~~\$198.00~~ **\$198.00** \$6.09 per Sq Ft (\$6.09 \$6.09 / Sq Ft)



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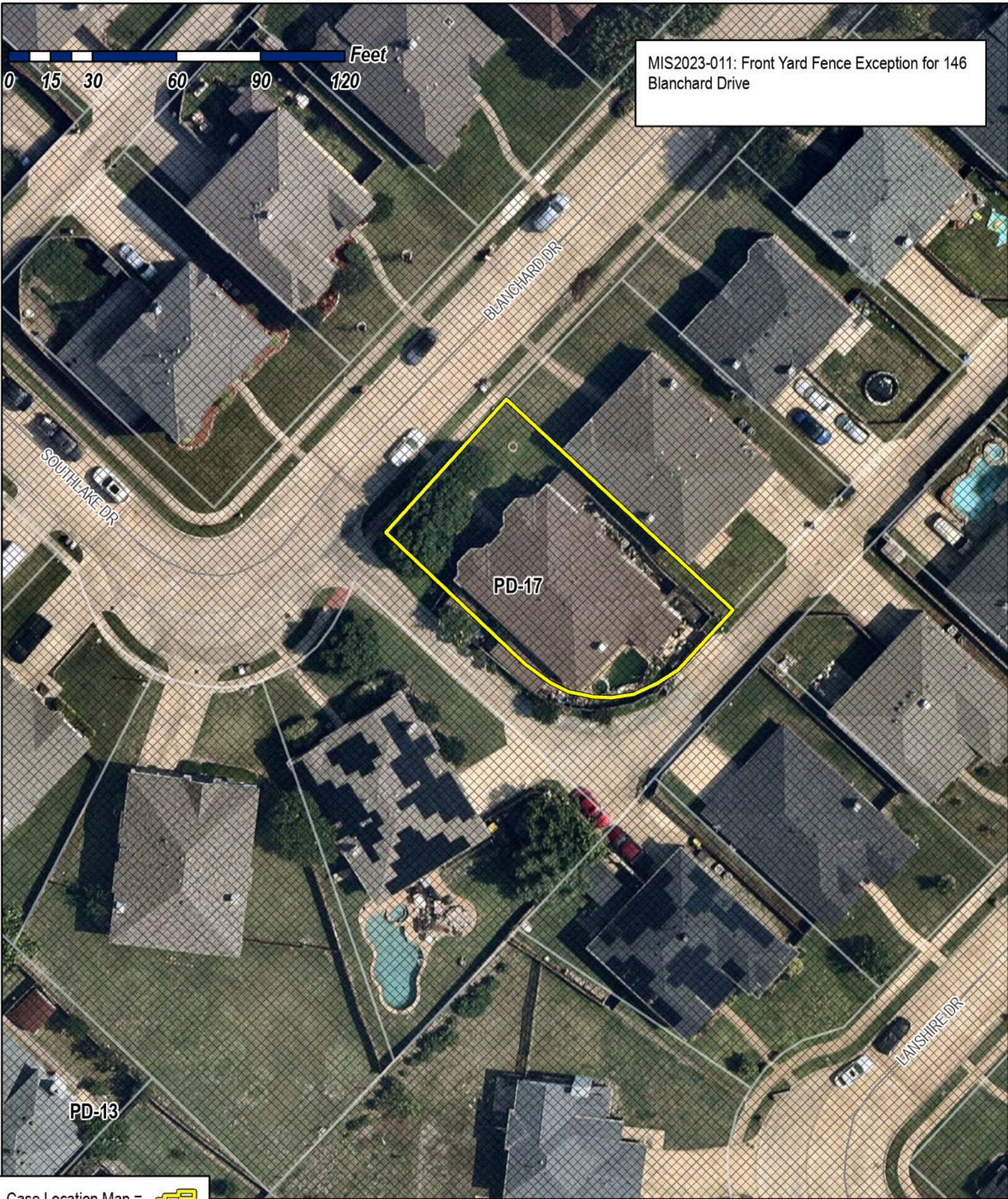
Dolores Burns

MY COMMISSION EXPIRES

10/09/2024

0 15 30 60 90 120 Feet

MIS2023-011: Front Yard Fence Exception for 146 Blanchard Drive



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.



8-14-2023

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The materials will be weather proof wrought iron with a six ft step down approach to allow the gate to open properly at the opening sidewalk going up to the house. The fence will not impede the site distance or walkability of any pedestrians.

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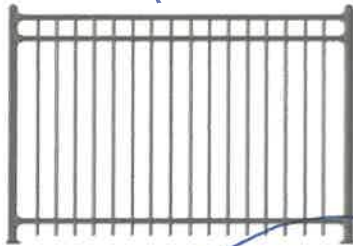
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Cement

Various Fencing Companies

Materials available at:

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Lowe's
Amazon



XCEL Black Steel Anti Rust Fence Panel- Flat End Picket 6.5 Wx5ft H – Easy installation kid, outdoor residential fencing for yard, concrete, 3-rail Metal Fence, Includes a fence post. Cost \$198.00 \$6.09 per Sq Ft.

Approximately: ~~\$198.00~~ **\$198.00** \$6.09 per Sq Ft (\$6.09 \$6.09 / Sq Ft)



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Angelica Guevara, *Planning Technician*

DATE: August 29, 2023

SUBJECT: MIS2023-011; *Exception for a Front Yard Fence for 146 Blanchard Drive*

The applicant, Audrey Andrews, is requesting the approval of an exception for a front yard fence. The subject property is located on a 0.1446-acre parcel of land (*i.e. Lot 6, Block D, Lynden Park Estates, Phase 2 Addition*), and is addressed as 146 Blanchard Drive. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using wrought-iron, [2] be 60-inches in height, and [3] will be more than 50.00% transparent.



FIGURE 1: EXAMPLES OF PROPOSED FENCE

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified

Development Code (UDC) states that, “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence shall not exceed four (4) feet (*or 48-inches*) in height, and (c) opaque fences should be prohibited. In this case, the applicant is proposing a five (5) foot wrought iron fence with a gate, which meets the majority of the requirements for a front yard fence with the exception of the height requirement. Staff should point out that there is one (1) other home with a wrought-iron, front yard fence (*i.e. 597 Pendleton Drive*) in the same subdivision (*i.e., Lynden Park Subdivision, Phase 2*); however, this fence appears to meet all of the criteria for a front yard fence (*i.e. it appears to meet height restrictions for a front yard fence*).

Staff should note that the front yard fence requirements were written with the intent of restricting front yard fences that completely or partially enclose or impair visibility of the primary structure, and that the applicant's fence does not appear to be intended to enclose or impair visibility of the primary structure. Based on this and the fact that there is an existing front yard fence in the Lynden Park Subdivision, the proposed front yard fence does not appear to have a negative impact on any other adjacent residential property; however, the height of the proposed fence could create a precedence in the neighborhood if approved. With this being said, this request -- *specifically the height of the fence* -- is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on August 29, 2023.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/25/2023

PROJECT NUMBER: MIS2023-011
PROJECT NAME: Front Yard Fence for 146 Blanchard Drive
SITE ADDRESS/LOCATIONS: 146 BLANCHARD DR

CASE CAPTION: Discuss and consider a request by Audrey Andrews for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence for a 0.1446-acre parcel of land identified as Lot 6, Block D, Lyden Park Estates, Phase 2 Addition, zoned Planned Development District 17 (PD-17) for single-family detached, addressed as 146 Blanchard Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/25/2023	Approved w/ Comments

08/25/2023: Must be out of right-of-way of the street and alley.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2023	Approved w/ Comments

08/23/2023: Maximum height of a front wrought iron fence is 4 feet. So they will need both an approval for a front yard fence and and for the height if it exceeds 4 feet in any area.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/23/2023	Approved w/ Comments

08/23/2023: MIS2023-011; Exception for Fence Placement at 146 Blanchard Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Audrey Andrews for the approval of a Miscellaneous Case for an Exception for a Front Yard Fence for a 0.1446-acre parcel of land identified as Lot 6, Block D, Lynden Park Estates, Phase 2 Addition, zoned Planned Development District 17 (PD-17) for single-family detached, addressed as 146 Blanchard Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

I.3 Subsection 08.03 (D)(2), Fences in the Front Yard, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC):

Fences in the Front Yard. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Wood Fences. Wood fences that are 50% transparent shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
- (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.5 In this case, the applicant is proposing a five (5) foot, wrought-iron fence that is 50.00% transparent.

I.6 Please note the scheduled meeting for this case:

- 1) Planning & Zoning meeting will be held on August 29, 2023 at 6pm in the council chambers at City Hall.

I.7 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



DEVELOPMENT APPLICATION

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ADDRESS

CITY, STATE & ZIP

Rockwall, Tx 75082

CITY, STATE & ZIP

PHONE

469-745-7015

PHONE

E-MAIL

alandrea565@gmail.com

E-MAIL

Same

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Audrey Andrews [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF August 2023 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 August, 2023

OWNER'S SIGNATURE

Audrey Andrews



Notary Public
STATE OF TEXAS
My Comm. Exp. 10-09-24
Notary ID # 1065328-7

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

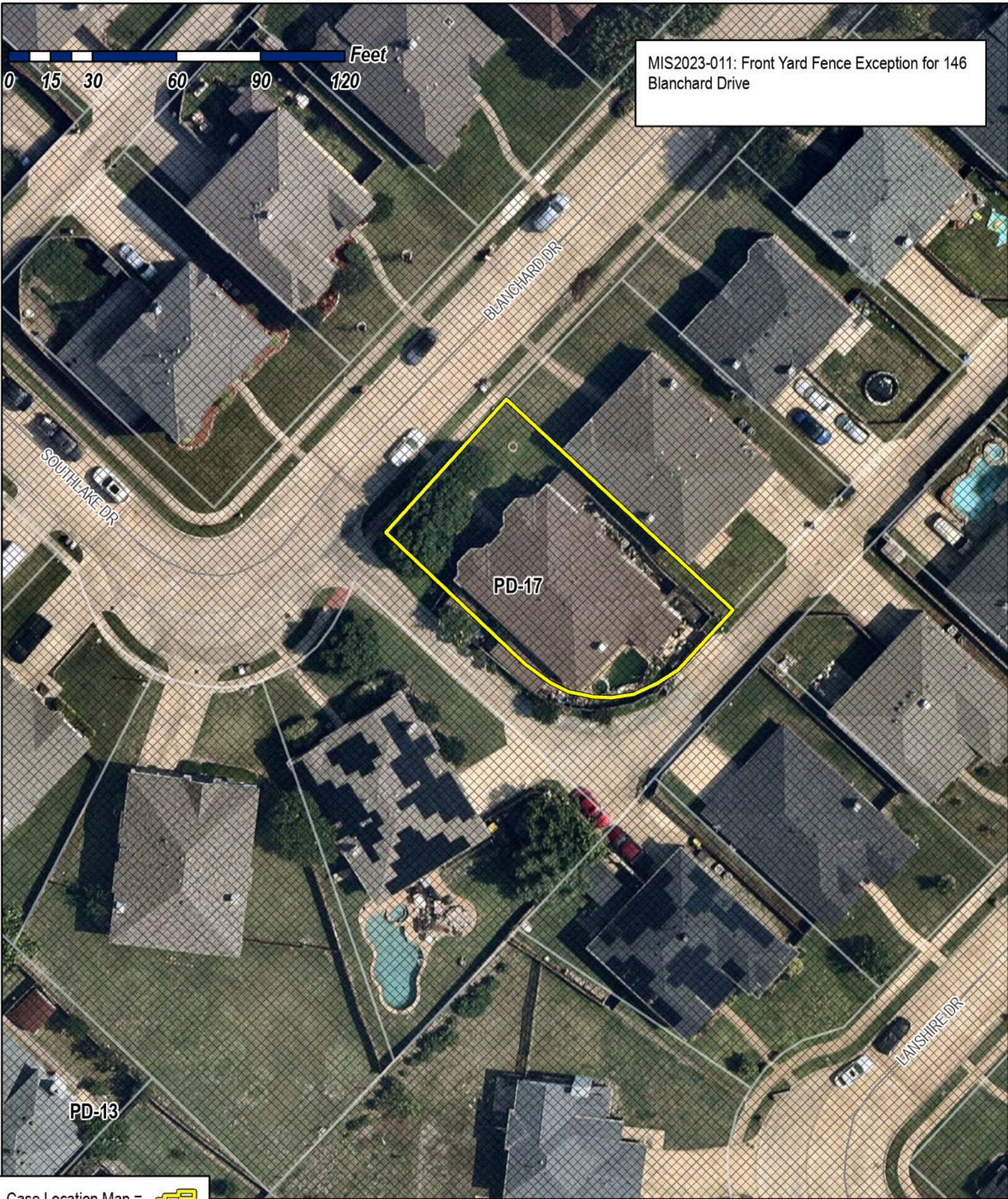
Dolores Burns

MY COMMISSION EXPIRES

10/09/2024

0 15 30 60 90 120 Feet

MIS2023-011: Front Yard Fence Exception for 146 Blanchard Drive



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.



8-14-2023

To the City of Richmond, P&Z, And all concerned,

I am writing this letter to apply for a permit to put a wrought iron fence for athletic purposes in front of my yard.

The materials will be weather proof wrought iron with a six ft step down approach to allow the gate to open properly at the opening sidewalk going up to the house. The fence will not impede the site distance or walkability of any pedestrians.

The purpose is merely for property improvement and aesthetics. This type of fence has been placed in several parts of the neighborhood and has added great aesthetic value and beautification to the neighborhood.



469-745-7015
alandreus62@gmail.com

146 Blanchard Outside Aesthetic Fence
Lynden Park Estates, Phase 2 LOT, 6 Block D
Owner: Dr. Audrey Andrews
Rockwall Resident

Current Front Day/Night

Outside Front of House

Location: 146 Blanchard Dr

City, State: Rockwall, Texas 75032

Corner Lot: Alley



Desired Image: Wrought Iron Fence

Fence: 126 Ft Wrought Iron Fence – Gate Included

Gate: 6 ft stepdown fence



146 Blanchard Outside Aesthetic Fence
Lynden Park Estates, Phase 2 LOT, 6 Block D
Owner: Dr. Audrey Andrews
Rockwall Resident

Samples Lynden Park Estates Neighborhood

There are several exceptions that have been made in the Lynden Park Estates Neighborhood to allow for an aesthetic wrought iron fence to be used to enclose the front part of the yard. These changes were made over several years and for several reasons: aesthetics, privacy, pet protection, and property containment.

Outside Front of House

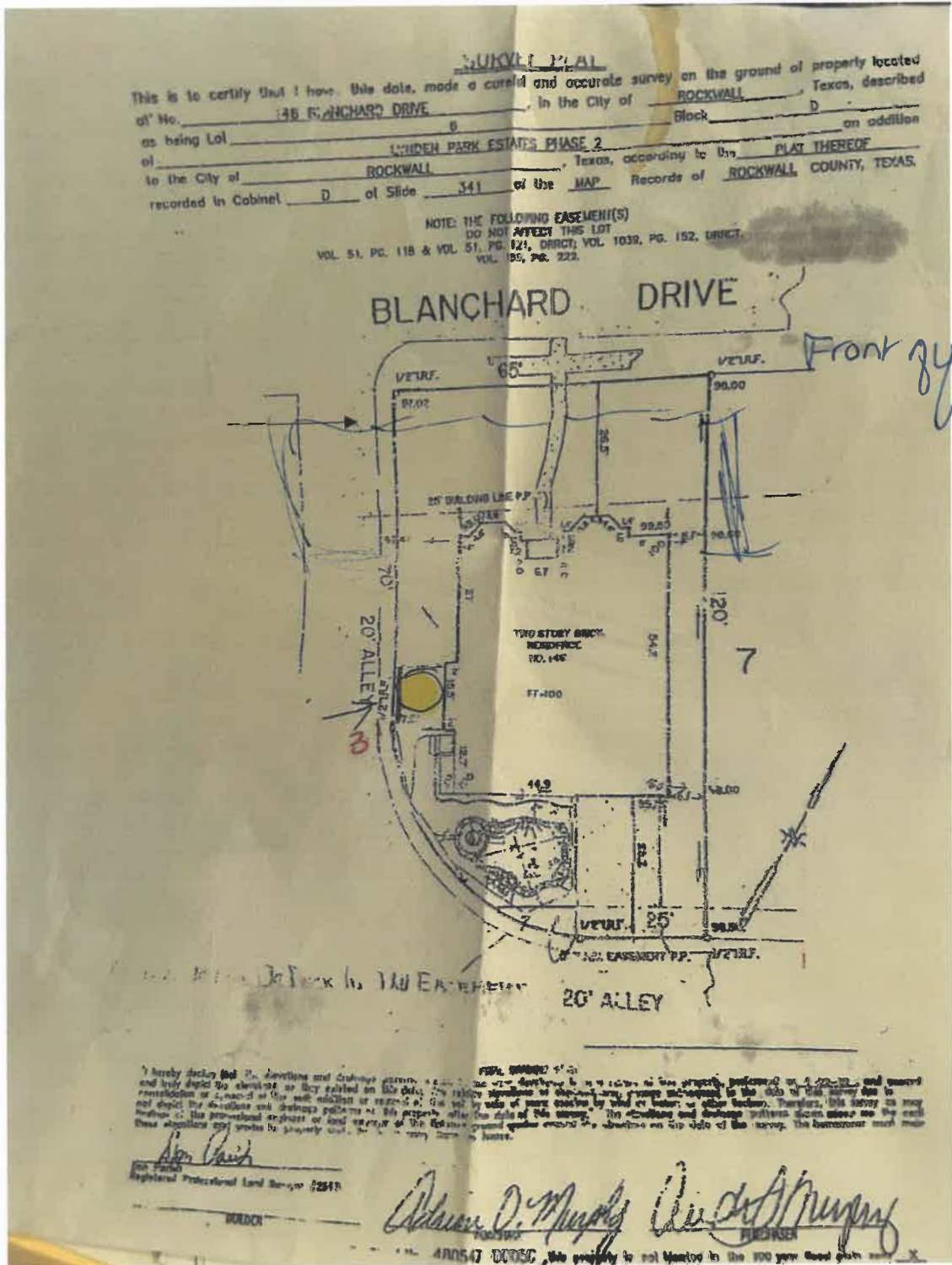
Location: Pendelton Dr

City, State: Rockwall, Texas



k

146 Blanchard Outside Aesthetic Fence
Lynden Park Estates, Phase 2 LOT, 6 Block D
Owner: Dr. Audrey Andrews
Rockwall Resident



146 Blanchard Outside Aesthetic Fence
Lynden Park Estates, Phase 2 LOT, 6 Block D
Owner: Dr. Audrey Andrews
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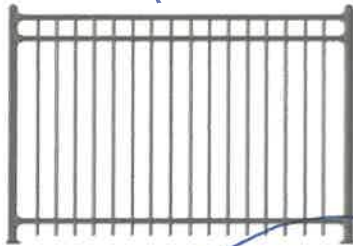
Materials Needed:

Fence
Cement

Various Fencing Companies

Materials available at:

Home Depot
Lowe's
Amazon



XCEL Black Steel Anti Rust Fence Panel- Flat End Picket 6.5 Wx5ft H – Easy installation kid, outdoor residential fencing for yard, concrete, 3-rail Metal Fence, Includes a fence post. Cost \$198.00 \$6.09 per Sq Ft.

Approximately: ~~\$198.00~~ **\$198.00** \$6.09 per Sq Ft (\$6.09 \$6.09 / Sq Ft)



DATE: September 13, 2023

TO: Audrey Andrews
146 Blanchard Drive
Rockwall, TX 75032

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2023-011; *Exception for a Front Yard Fence for 146 Blanchard Drive*

Mrs. Andrews:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on August 29, 2023. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On August 29, 2023, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case by a vote of 7-0.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AGS', is placed over the word 'Sincerely'.

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department