



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
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STAFF USE ONLY

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DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

146 Blanchard Dr

SUBDIVISION

Lynden Park Estates
Phase 2

LOT

6

BLOCK

D

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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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 75032

CITY, STATE & ZIP

PHONE

469-745-7015

PHONE

E-MAIL

alandrews65@gmail.com

E-MAIL

Same

NOTARY VERIFICATION [REQUIRED]

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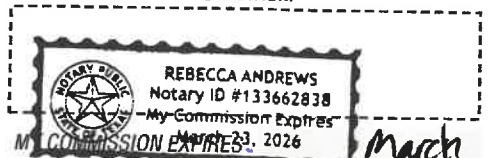
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7 DAY OF September, 2003

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



March 23, 2026

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



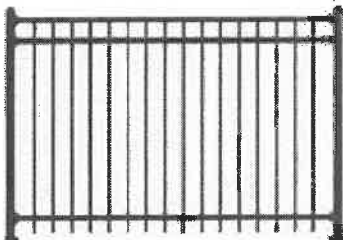
Materials Needed:

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Cement

Various Fencing Companies

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4 ft tall
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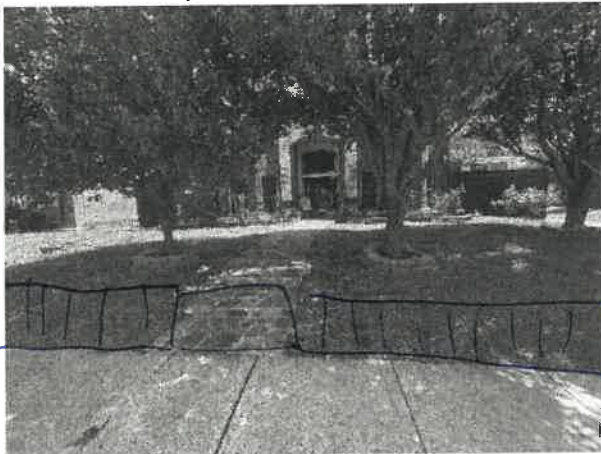
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Current Front Day/Night

Outside Front of House
Location: 146 Blanchard Dr
City, State: Rockwall, Texas 75032
Corner Lot: Alley

4ft



Desired Image: Wrought Iron Fence
Fence: 126 Ft Wrought Iron Fence – Gate Included
Gate: 4 ft *4ft fence*



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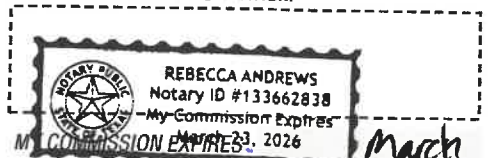
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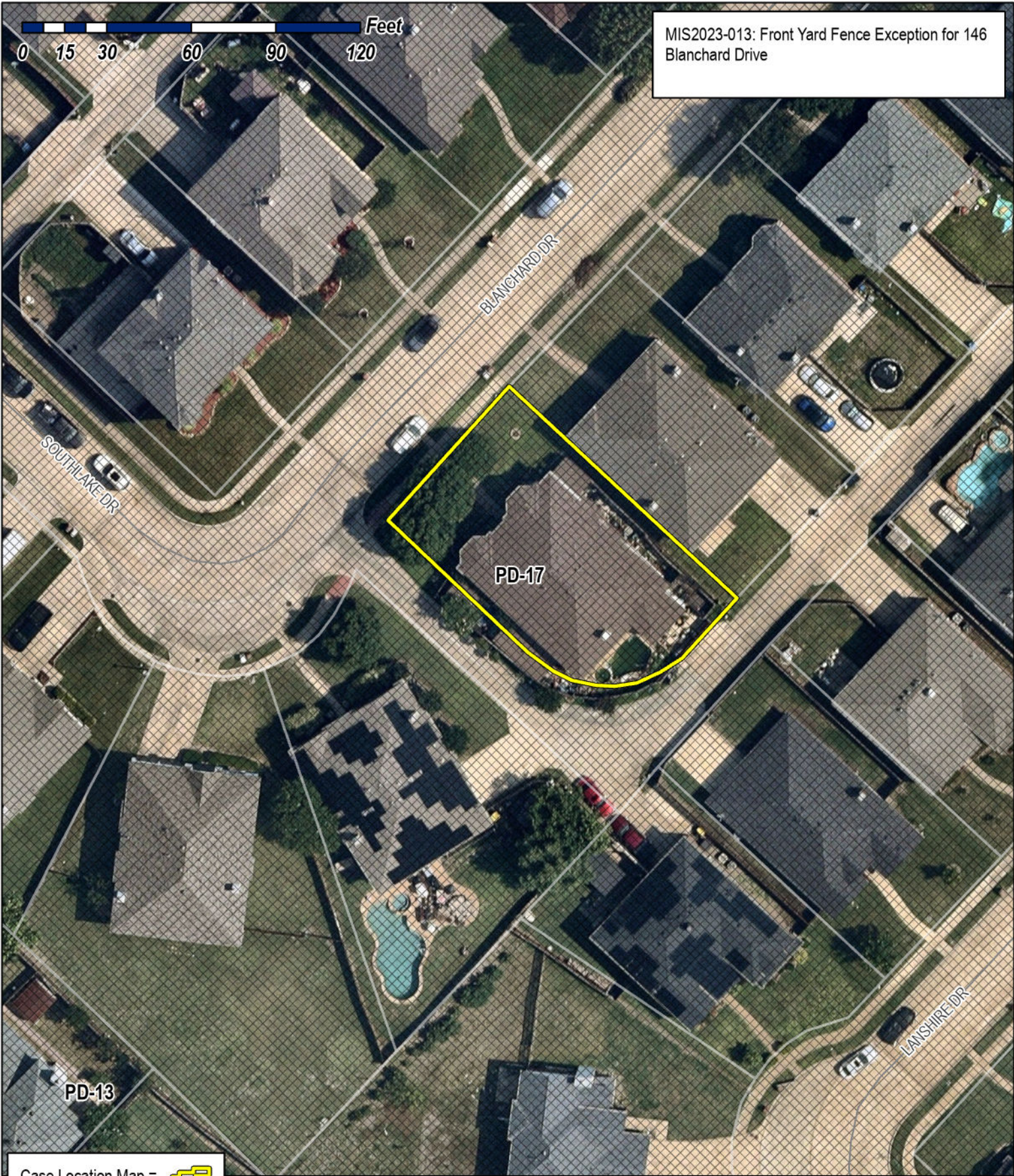
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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March 23, 2026



MIS2023-013: Front Yard Fence Exception for 146
Blanchard Drive



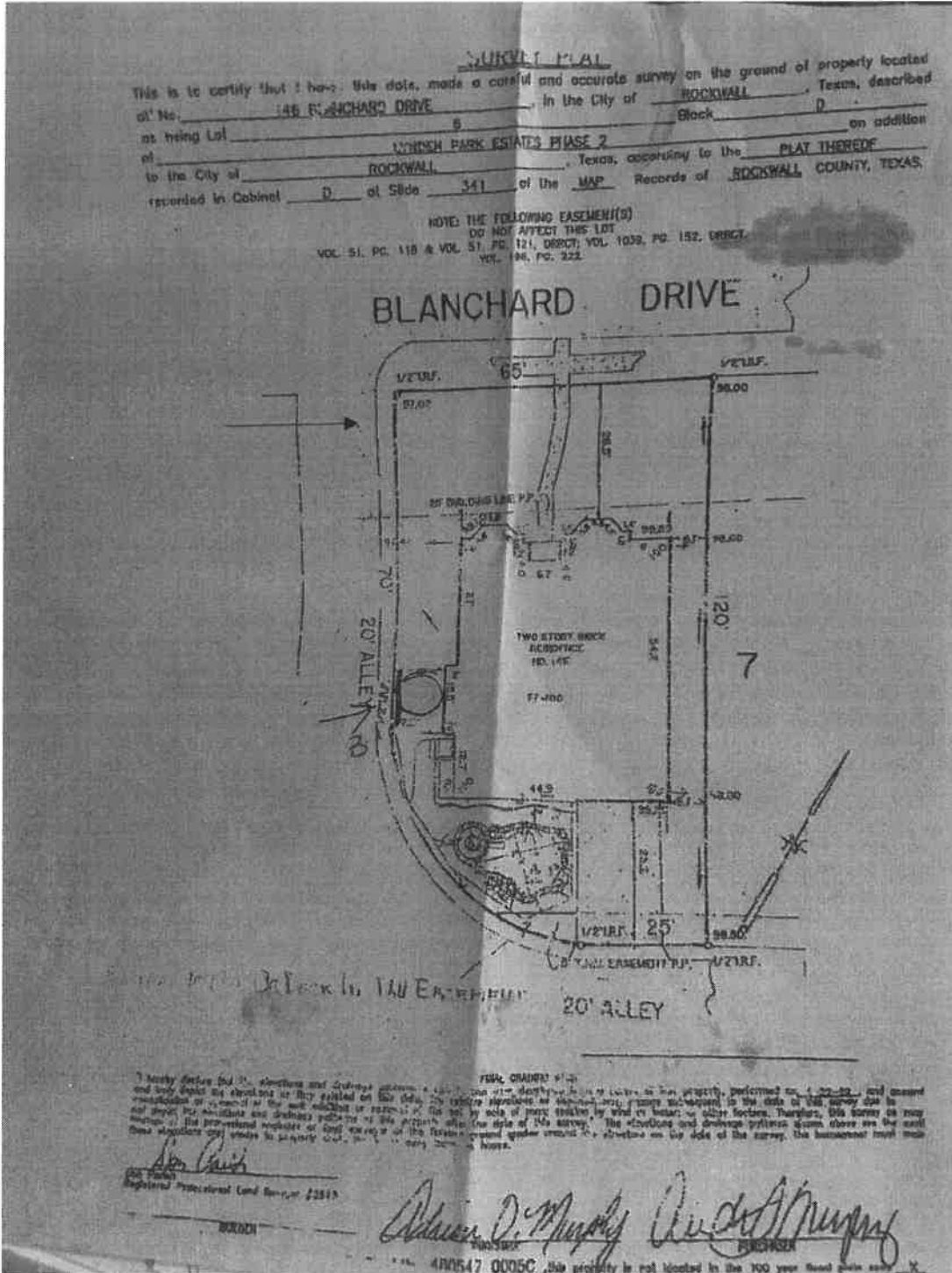
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(P): (972) 771-7745
(W): www.rockwall.com

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 Rockwall Resident



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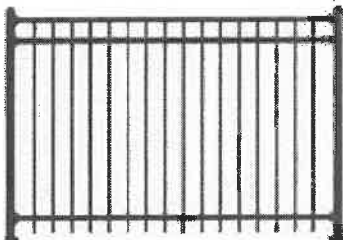
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City, State: Rockwall, Texas

4ft



k



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: September 26, 2023

SUBJECT: MIS2023-013; *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 48-inches in height, and [3] will be more than 50.00% transparent.



FIGURE 1: EXAMPLES OF PROPOSED FENCE

On August 29, 2023, the Planning and Zoning Commission denied a request for an *Exception* [*i.e. Case No. MIS2023-011*] for a front yard fence that exceeded the height requirements. On August 30, 2023, the applicant chose to resubmit a request to waive the one (1) year time limitation to resubmit an application for an *Exception* for a front yard fence. Ultimately, on September 12, 2023, the Planning and Zoning Commission approved the

applicant's request to resubmit an application for an *Exception* for a front yard fence on the subject property. 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 meets all the requirements for an *Exception* for a front yard fence. 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*).

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. With this being said, this request 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 September 26, 2023.

PROJECT COMMENTS



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

DATE: 9/22/2023

PROJECT NUMBER: MIS2023-013
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, Lynden 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	09/19/2023	Approved w/ Comments
09/19/2023: 1. Must be out of right-of-way of the street and alley.			
BUILDING	Craig Foshee	09/21/2023	Approved w/ Comments
09/21/2023: NEED TO CONFIRM THAT THIS FENCE WILL NOT BE PART OF THE POOL BARRIER - IF IT IS, MORE RESTRICTIONS WILL BE REQUIRED			
FIRE	Ariana Kistner	09/20/2023	Approved
No Comments			
GIS	Lance Singleton	09/18/2023	Approved
No Comments			
POLICE	Chris Cleveland	09/18/2023	Approved
No Comments			
PARKS	Angelica Guevara	09/22/2023	N/A
No Comments			
PLANNING	Angelica Guevara	09/19/2023	Approved
No Comments			



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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 146 Blanchard Dr
SUBDIVISION Lynden Park Estates
GENERAL LOCATION Phase 2

LOT 6 BLOCK D

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

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APPLICANT

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CITY, STATE & ZIP Rockwall, TX 75032

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PHONE 469-745-7015

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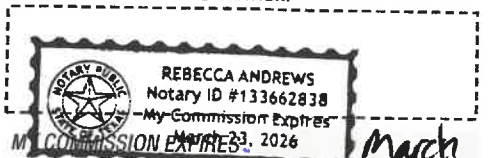
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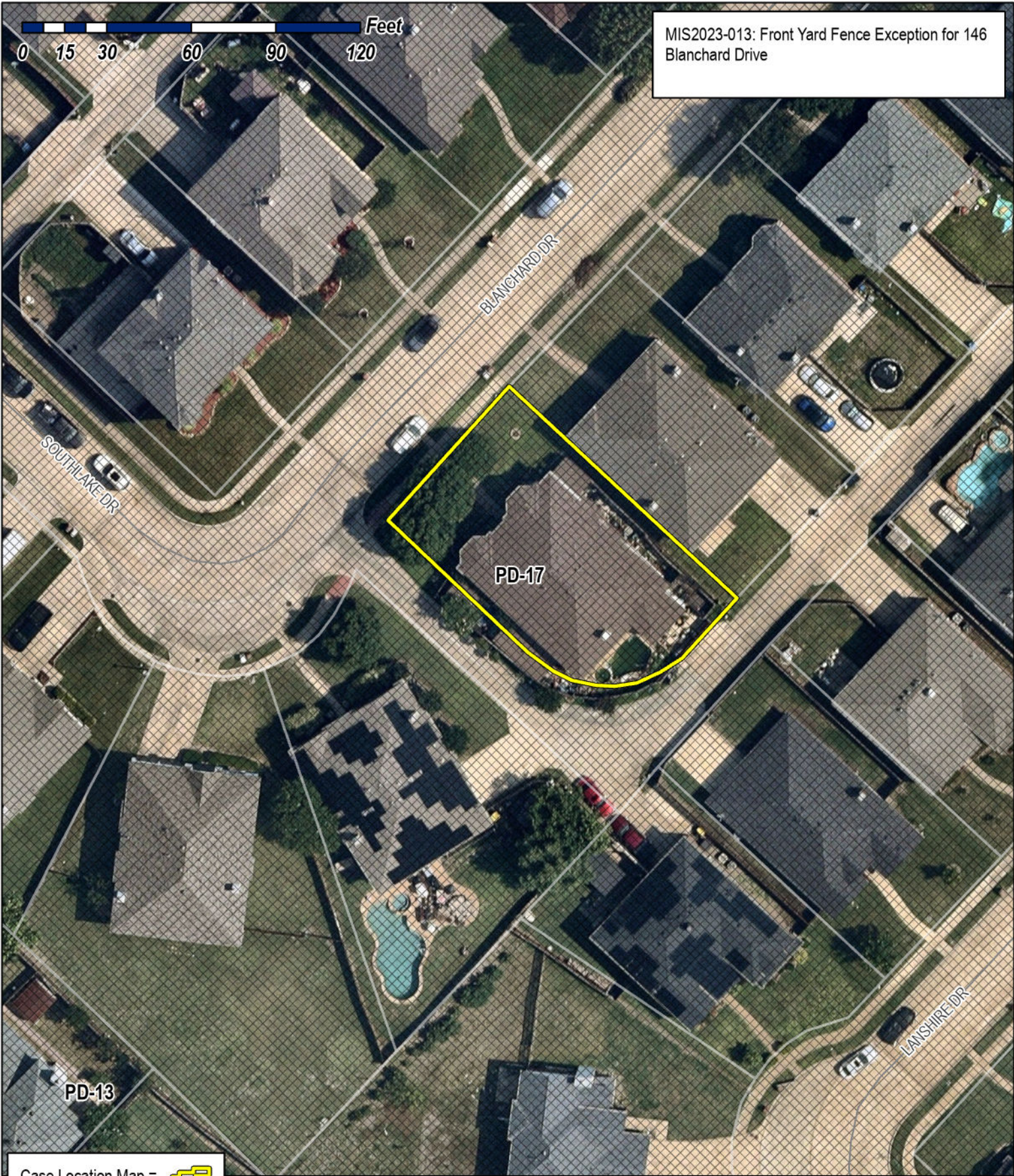
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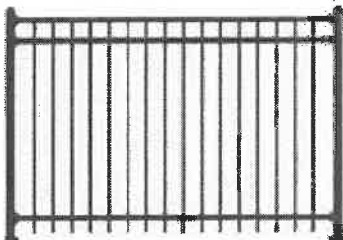
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4-ft



Desired Image: Wrought Iron Fence
Fence: 126 Ft Wrought Iron Fence – Gate Included
Gate: 4 ft *4ft 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

4ft



k



DATE: October 18, 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: MIS2023-013; *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 approved by the Planning and Zoning Commission on September 26, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Miscellaneous Case 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 September 26, 2023, the Planning and Zoning Commission approved a motion to approve the exception by a vote of 6-0, with Chairman Deckard absent.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6438.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AG', is placed above the typed name.

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