DEVELOPMENT APPLICATION

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

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 & 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:
[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.
[2]: A *$1,000.00* FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

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 75032   CITY, STATE & ZIP: Same
PHONE: 469-745-7015   PHONE:
E-MAIL: alandrews65@gmail.com   E-MAIL:

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 20 23 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 20 23

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

MY COMMISSION EXPIRES 10/09/2024

Feet

0   15   30   60   90   120

BLANCHARD DR

SOUTHLAKE DR

PD-17

LANSHIRE DR

PD-13
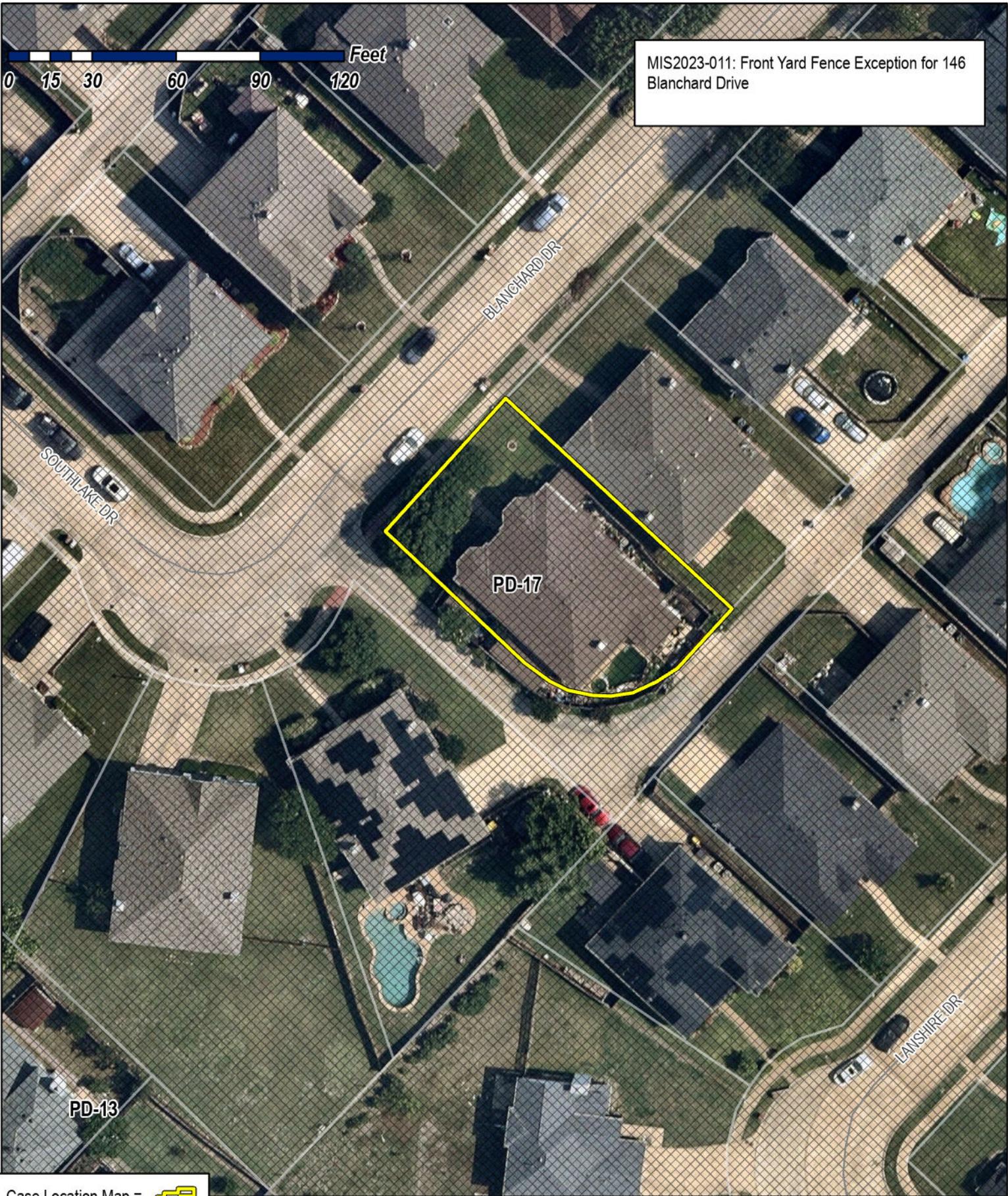
Case Location Map =

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

N

8-14-2023

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

I am writing this letter to apply for a permit to put a wrought iron fence for aesthetic 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
Alandrews@gmail.com

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

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

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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 _____ LYNDEN PARK ESTATES PHASE 2 _____, Texas, according to the _____ PLAT THEREOF _____ to the City of _____ ROCKWALL _____, Texas, according to the _____ ROCKWALL COUNTY, TEXAS, 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, DRRCT; VOL. 1039, PG. 152, DRRCT.
VOL. 166, PG. 222.

BLANCHARD DRIVE

TWO STORY BRICK
RESIDENCE
NO. 146

FF 100

20' ALLEY

70'

120'

7

65'

97.02

98.00

98.60

99.50

20' ALLEY

25'

98.50

5' T.U. EASEMENT P.P.

25' BUILDING LINE P.P.

"I hereby declare that the elevations and drainage patterns ... and truly depict the elevations as they existed on this date, the future elevations or drainage patterns may change subsequent to the date of this survey due to consolidation or removal of the soil, addition or removal of the soil by acts of man, erosion by wind or water, or other factors. Therefore, this survey as may not depict the elevations and drainage patterns of the property after the date of this survey. The elevations and drainage patterns shown above are the date findings of the professional engineer or land surveyor of the future ground grades around structures on the date of the survey, the homeowner must main these elevations and grades to property drain water away from house.

Don Parish
Registered Professional Land Surveyor #2513

PURCHASER

PURCHASER

BORDER

480547 0005C this property is not located in the 100 year flood plain zone ___ X