Allen fence planning checklist

For an Allen homeowner planning a new fence or a replacement. Work through each box before asking for quotes, and keep the sheet with the house papers.

Where the fence goes

An old fence does not prove where the property line is. Settle the line first.

- ☐ Find the corner pins or the lot dimensions on your survey or plat. If the line is unclear, a surveyor sets it before layout.
- ☐ Keep the fence on your own property; Allen does not allow it past the property line.
- ☐ In the 3 ft lot-line drainage easement, plan the bottom of the fence at least 3 in above finished grade.
- ☐ No fence in a floodplain. A fence in any other easement needs the Engineering Department's permission.
- ☐ Corner or alley lot: keep 20 ft of clear vision back from the projected curb line where an alley meets a street, and sight distance at street intersections.

The City of Allen rules

From the City of Allen Residential Fence Guideline and fee schedule.

- ☐ Permit required for a new or replacement fence, with a flat City fee, filed through the City's online portal, with inspections.
- ☐ Back and side yards: up to 8 ft, measured from adjacent grade. On a retaining wall, fence up to 8 ft and wall plus fence up to 12 ft.
- ☐ Accepted materials: brick, wood and wrought iron. Vinyl, chain link and other materials need the Building Official's approval.
- ☐ Metal posts on all fencing, with metal caps and hardware, set at least 18 in deep in concrete.
- ☐ Pool or hot tub: enclosure at least 4 ft, self-closing and self-latching gates, latch on the pool side at least 4.5 ft up.
- ☐ Sliding gate across an alley driveway: one of the City's two trash-bin pickup layouts, named in the permit application.

Before the permit and the first hole

Each step has its own lead time, so start them early.

- ☐ HOA: check its fence rules and get approval before the City permit is applied for.
- ☐ Neighbor: talk through a fence on a shared line before work starts.
- ☐ Texas811: have utilities located before any digging.
- ☐ Contractor: every contractor working in Allen registers with the City each year.

Your fence plan

Fill this in before asking for quotes, so every quote prices the same job.

Total length (ft): _____ Height: 4 / 6 / 8 ft

Style: cedar board-on-board / side-by-side / cap and trim / iron or steel / other

Gates: walk ___ double drive ___ automatic: yes / no

Old fence to remove: yes / no Stain: yes / no

Slope, corner lot, easement, pool: note which

HOA: yes / no Shared with a neighbor: yes / no

Comparing quotes

Two quotes for the same yard often describe different work. Line them up item by item.

- ☐ Footage, height and style, and the post size, spacing and footing depth.
- ☐ Number, width and hardware of each gate.
- ☐ Tear-out and haul-away of the old fence and its concrete.
- ☐ Who pulls the permit, handles the HOA paperwork and calls Texas811.
- ☐ Cleanup, and how sprinklers and lawn along the line are restored.

General information, not a survey or legal advice. Rules and fees come from the City of Allen Residential Fence Guideline and fee schedule; outside Allen, the city for the address sets its own. Check current requirements before relying on them.