

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 16, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *December 15, 2016* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. **H2017-001 (Korey)**

Hold a public hearing to discuss and consider a request by Tyler and Megan Riddle for the approval of a Certificate of Appropriateness (COA) allowing the renovation and expansion of an existing single-family home on a *Medium Contributing* property being a 1.181-acre parcel of land identified as Block 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action necessary.

ACTION ITEMS

3. **H2017-002 (Korey)**

Discuss and consider a request by Tyler and Megan Riddle for the approval of a waiver to the building permit fees associated with the renovation and expansion of an existing single-family home on a *Medium Contributing* property being a 1.181-acre parcel of land identified as Block 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action necessary.

4. **H2017-003 (Korey)**

Discuss and consider a request by Tyler and Megan Riddle for the approval of a small matching grant associated with the renovation and expansion of an existing single-family home on a *Medium Contributing* property being a 1.181-acre parcel of land identified as Block 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action necessary.

DISCUSSION ITEMS

5. Update from staff on the Historic District Resource Survey (**David**).
6. Update from Historic Preservation Officer (HPO) regarding historic projects. (**Ryan**)

ADJOURNMENT

TRAINING SESSION

7. *Historic Preservation Advisory Board (HPAB) Work Session*

A work session will be held in the City Council meeting room immediately following the adjournment of the February 16, 2017 Historic Preservation Advisory Board (HPAB) meeting for the purpose of reviewing the

preliminary recommendations for the Historic Resource Survey provided by *Hardy, Heck, Moore, Inc. (HHM)*. This work session will be open to the general public.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of February 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 20, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 16, 2017* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. **H2017-004 (David)**

Hold a public hearing to discuss and consider a request by Robert Proctor for the approval of a Certificate of Appropriateness (COA) allowing for the demolition of an existing structure (Old Rockwall Water Pump House) on a High Contributing Property being a 0.50-acre parcel of land identified as Block 120C, B.F. Boydston & Ballard Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HO) District and the Old Town Rockwall (OTR) Historic District, generally located at the northwest corner of E. Rusk Street and N. Clark Street, addressed as 611 E. Rusk Street, and take any action necessary.

3. **Historic Resources Survey (David)**

Hold a public hearing to discuss and consider the adoption of the Historic Resources Survey as recommended by the City's consultant Hardy, Heck, Moore, Inc., and take any action necessary.

ACTION ITEMS

4. **Historic Texas Cemetery Recognition Signage (David)**

Discuss and consider cemetery signage for the purpose of recognizing two (2) historic cemeteries and consider a city owned cemetery, and take any action necessary.

DISCUSSION ITEMS

5. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

- a) Discussion of the Small Neighborhood Matching Grants program.
- b) Discussion of the Building Permit Waiver and Reduction program.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of April 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 18, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *April 20, 2017* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. H2017-005 (Korey)

Hold a public hearing to discuss and consider a request by Matthew Nugent of Bin 303 for the approval of a Certificate of Appropriateness (COA) allowing the construction of a detached patio for an existing restaurant on a *High-Contributing* property being a 0.719-acre parcel of land identified as Lot 1, Block 1, Bin 303 Restaurant Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 105 Olive Street, and take any action necessary.

3. H2017-008 (Korey)

Hold a public hearing to discuss and consider a request by Matthew Nugent of Bin 303 for the approval of a building permit fee waiver/reduction associated with the construction of a detached patio for an existing restaurant on a *High-Contributing* property being a 0.719-acre parcel of land identified as Lot 1, Block 1, Bin 303 Restaurant Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 105 Olive Street, and take any action necessary.

4. H2017-006 (Korey)

Hold a public hearing to discuss and consider a request by Mike Frazier for the approval of a Certificate of Appropriateness (COA) allowing the renovation and expansion of an existing single-family home on a *Medium-Contributing* property being a 0.388-acre parcel of land identified as W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 510 Williams Street, and take any action necessary.

5. H2017-009 (Korey)

Hold a public hearing to discuss and consider a request by Mike Frazier for the approval of a building permit fee waiver/reduction for the renovation and expansion for an existing single-family home on a *Medium-Contributing* property being a 0.388-acre parcel of land identified as W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 510 Williams Street, and take any action necessary.

6. H2017-010 (Korey)

Hold a public hearing to discuss and consider a request by Mike Frazier for the approval of a small matching grant associated with the renovation and expansion for an existing single-family home on a *Medium-Contributing* property being a 0.388-acre parcel of land identified as W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 510 Williams Street, and take any action necessary.

7. H2017-007 (David)

Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (*i.e. Ordinance No. 08-15*) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

8. Update regarding H2017-004 for the Demolition of the *Old Water Pump House* located at 611 E. Rusk St. **(David)**
9. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**
- a) Historic Texas Cemetery Recognition Signage.
 - b) Final Report of the Historic Resource Survey.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 12th day of May 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 15, 2017
6:00 P.M.

CALL TO ORDER

DISCUSSION ITEMS

1. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**
 - a) Update Regarding the Bankhead Highway Signage
 - b) Update Regarding the Demolition of the Old Water Pump House (611 E. Rusk Street)
 - c) Update Regarding the Rescinding of *Ordinance No. 08-15 (Rescinding the Landmark status for the Historic Spafford House [902 N. Goliad Street])*

ADJOURNMENT

WORK SESSION

- Historic Preservation Advisory Board (HPAB) Work Session
A work session will be held in the City Council meeting room immediately following the adjournment of the June 15, 2017 Historic Preservation Advisory Board (HPAB) meeting for the purpose of discussing the Historic District Guidelines and creating a route for a walking tour of the Historic District, Downtown (DT) District and Planned Development District 50 (PD-50).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of June 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 20, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *May 18, 2017* Historic Preservation Advisory Board meeting.
2. **Approval of Minutes** for the *June 15, 2017* Historic Preservation Advisory Board meeting.

DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**
 - a) Update Regarding the Demolition of the Old Water Pump House (*611 E. Rusk Street*)
 - b) Update Regarding the Rescinding of *Ordinance No. 08-15 (Rescinding the Landmark status for the Historic Spafford House [902 N. Goliad Street])*

ADJOURNMENT

WORK SESSION

- Historic Preservation Advisory Board (HPAB) Work Session
A work session will be held in the City Council meeting room immediately following the adjournment of the July 20, 2017 Historic Preservation Advisory Board (HPAB) meeting for the purpose of discussing the Historic District Guidelines and finalizing the walking tour route for the Historic District, Downtown (DT) District and Planned Development District 50 (PD-50).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 14th day of July 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 17, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *July 20, 2017* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. **H2017-012 (Korey)**
Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) for the purpose of remodeling the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

ACTION ITEMS

3. **Historic Walking Tour (David)**
Discuss and consider finalizing the walking tour for the Historic District, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of August 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 21, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *August 18th, 2017* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

2. **H2017-013 (Korey)**
Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.
3. **H2017-014 (David)**
Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary

ACTION ITEMS

4. **H2017-015 (Korey)**
Discuss and consider the contributing status of a *Medium-Contributing* property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO), identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 401 N. Fannin Street, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 15th day of September 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 17, 2017
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present were Dick Clark, Carolyn Francisco, Beverly Bowlin, Maurice Thompson and Mike Mishler Board member Jay Odom was absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the July 20, 2017 Historic Preservation Advisory Board meeting.

Board member Thompson made a motion to approve the consent agenda. Board member Clark seconded the motion which passed by a vote of 6-0, with Board member Odom absent.

III. PUBLIC HEARING ITEMS

2. H2017-012

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) for the purpose of remodeling the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting a Certificate of Appropriateness for the purpose of remodeling the home at 902 N. Goliad Street better known as the Spafford House. There was a case earlier this year for the recension of the Landmark Ordinance. The applicant recently purchased the home and was approved a site plan to convert the home from a residential property to a commercial property and she is currently seeking a Certificate of Appropriateness to make modifications to the home as well as to cover the modifications that were done prior to her purchasing the home. Mr. Brooks further explained that the applicant is requesting match the windows on the side of the home to the front of the home and to paint the windows black, install ADA hand rails, install a wooden fence as shown in the exhibit provided and construct awnings, similar to the exhibit provided, on the front of the home. According to the Unified Development Code, Building Facades, the overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures. The applicant is proposing to match the windows on the side of the home to the windows on the front of the home. Under Materials, it states that the existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material. The applicant is not proposing to make any additional changes to the façade besides the replacement of windows. For Replacement Materials, the UDC states that when the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. The applicant is proposing to replace the windows on the side of the home to look more like the original windows. As far as Construction the UDC states that materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures. The handrails the applicant is proposing to install will be similar to those in the

60 Downtown District. And lastly, for roofs, the roof shape, form, and design, materials, colors,
61 overhang, and slope shall be consistent with the style and period of the architecture of the
62 buildings within the district. The applicant changing the materials on the porch overhang to
63 metal and will not change the roof slope. Mr. Brooks advised the Board that staff provided them
64 with a revised memo because the stipulation for awnings was not included, he explained that
65 concerning awnings the UDC states that metal and corrugated or slatted plastic awnings are not
66 permitted except where these awnings are a historical feature of the property. The shape, size
67 and color of awnings shall be compatible with the structure and not conceal or damage any
68 significant architectural details. The applicant is not purposing to construct metal, corrugated
69 or slatted plastic awnings rather wooden awnings.

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71 Mr. Brooks further stated that the applicant's request is generally in conformance with all the
72 guidelines for renovations and expansions of single-family homes within the City's historic
73 district. In addition, the proposed structure does generally incorporate similar design elements
74 as adjacent properties and approval of the request does not appear to impair the historical
75 integrity of the subject property. Staff also provided a condition of approval that the roof
76 materials and colors should be visually compatible and compliment the style and period of the
77 structure. Where historically typical materials are no longer available, compatible alternatives
78 will be allowed.

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80 Mr. Brooks advised the Board the applicants were present and available for questions as well as
81 staff.

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83 Chairman Nichols opened the public hearing and asked the applicant to come forward to speak.

84
85 **Natalee Davenport**
86 **1640 Coastal**
87 **Rockwall, TX**

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89 **Heather Stevenson**
90 **1450 Coastal Drive**
91 **Rockwall, TX**

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93 Ms. Stevenson came forward and gave a brief description of the intent and their plans for the
94 remodel.

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96 The Board had questions concerning the windows, railings and the placement of the door.
97 General discussion took place between the Board and the applicants concerning the windows
98 and the placement of the door as well as the amount and placing of the railing.

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100 Chairman Nichols asked if there was anyone who wished to speak to come forward and do so,
101 there being no one indicating such Chairman Nichols closed the public hearing and brought the
102 item back to the Board for discussion or motion.

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104 Board member Mishler made a motion to approve H2017-012 with the conditions stated in the
105 case memo. Board member Clark seconded the motion which passed by a vote of 6-0, with
106 Board member Odom absent.

107 108 IV. ACTION ITEMS

109 3. Historic Walking Tour

110 Discuss and consider finalizing the walking tour for the Historic District, and take any action
111 necessary.

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114 Senior Planner, David Gonzales, gave a brief explanation of the agenda item stating that there
115 have been two work sessions, concerning the walking tour already where 82 properties within
116 the historic district and the walking tour, at the last work session the Board cut the amount to 29
117 properties. Staff provided a brochure based on the walking trail and it will be a brochure that will

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be handed out to the public. Mr. Gonzales provided the Board with the brochure and let them know if they were satisfied with it a vote would need to be taken.

Board member Thompson made a motion to approve the Historic Walking Tour brochure to be forwarded to the Texas Historic Commission. Board member Francisco seconded the motion which passed by a vote of 6-0, with Board member Odom absent.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:45 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2017.

DANIEL NICHOLS, CHAIRMAN

ATTEST: LAURA MORALES, PLANNING COORDINATOR

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMO

AGENDA DATE: 09/21/2017

APPLICANTS: Mark Latham

AGENDA ITEM: H2017-013; *Zoning Change (MF-14 to DT)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

PURPOSE & CHARACTERISTICS OF REQUEST:

The applicant is requesting the Historic Preservation Advisory Board (HPAB) consider a request to approve a change in zoning from a Multi-Family-14 (MF-14) District to a Downtown (DT) District for the purpose of converting a single-family residential home into a residential-office building. The property is identified as a *Medium Contributing* property, and is situated within the Old Town Rockwall (OTR) and Historic Overlay (HOV) Districts.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is S. Fannin Street, which is identified as a *Minor Collector* according to the City's *Master Thoroughfare Plan* contained in the Comprehensive Plan. Beyond S. Fannin Street is the *Rockwall Wedding Chapel*, which is zoned Downtown (DT) District.

South: Directly south of the subject property is the parking lot for the City of Rockwall's City Hall facility, which is a part of the larger *City Place* campus. The property is zoned Downtown (DT) District.

East: Directly east of the subject property is S. Fannin Street followed by several single-family homes zoned Single Family 7 (SF-7) District. Additionally, these properties are located within the Old Town Rockwall (OTR) and Historic Overlay (HOV) District.

West: Directly west of the subject property is a 0.23-acre parcel of land addressed as 308 S. Fannin Street. Beyond this is *City Place* campus, which is zoned Downtown (DT) District.

CHARACTERISTICS OF THE PROJECT:

The subject property is addressed as 310 Fannin Street and is recognized as a *Medium Contributing* property, which indicates that the subject property has significant architectural and/or historic characteristics. The existing structure is approximately 1,603 SF and -- *according to the 2017 Historic Resource Survey* -- was constructed in the National Folk architectural style in 1905.

The subject property contains one (1) single-family residential lot that was annexed into the city prior to 1959. In 2005, the owner of the subject property submitted a request [Case No. Z2005-002 and H2005-001] for a change in zoning from a Multi-Family 14 (MF-14) District to a Downtown (DT) District. This request was denied by City Council on April 18, 2005. In 2013, a new request incorporating the adjacent property (i.e. 308 S. Fannin Street) was submitted [Case No. Z2013-006 and H-2013-003] requesting a change in zoning from a Multi-Family-14 (MF-14) District to a Downtown (DT) District. This request was denied on March 4, 2013.

The applicant is proposing to convert the existing single-family home into a residential-office facility. The applicant has stated that he does not intend to change the exterior of the structure and will maintain the historic architectural features present on the façade of the subject property. Additionally, it is the applicant's intent to maintain the appearance of a single-family residence from the front of the property. Any changes to the exterior of this property will require a Certificate of Appropriateness (COA) to be approved by the HPAB. If the requested zoning case is approved the applicant will be required to submit a site plan for approval from the Planning & Zoning Commission (and City Council if necessary).

Currently, the property is zoned Multi Family-14 (MF-14) District, which is defined by the UDC as a zoning district that allows "...duplex and apartment dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units..." Staff should note that there is one (1) property adjacent to the subject property that is also zoned Multi-Family-14 (MF-14) District.

The standards for the Downtown (DT) District contained in Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) -- *much like the Residential Office (RO) District* -- recognizes the existence of older structures and allows the owners to justify the expenditures for repairs and modernization. Furthermore, the district allows for low-intensity office development providing professional, medical, and other office services to residents in adjacent neighborhoods and allows flexibility of land use in this area by allowing single-family properties to be adjacent to commercial properties without changing the essential character of the district. In this case, a change in zoning may be warranted; however, changes in zoning are at the discretion of the City Council. Since this property is located within the Old Town Rockwall (OTR) District, the Historic Preservation Advisory Board is asked to review the case and provide a recommendation to the Planning and Zoning Commission and City Council concerning the zoning change.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map adopted with the 2000 Hometown Comprehensive Plan designates the subject property for *Medium Density Residential* land uses. The applicant's request would require this designation to be changed to *Downtown District* land uses. Staff has added this change as a condition of approval should the case be approved.

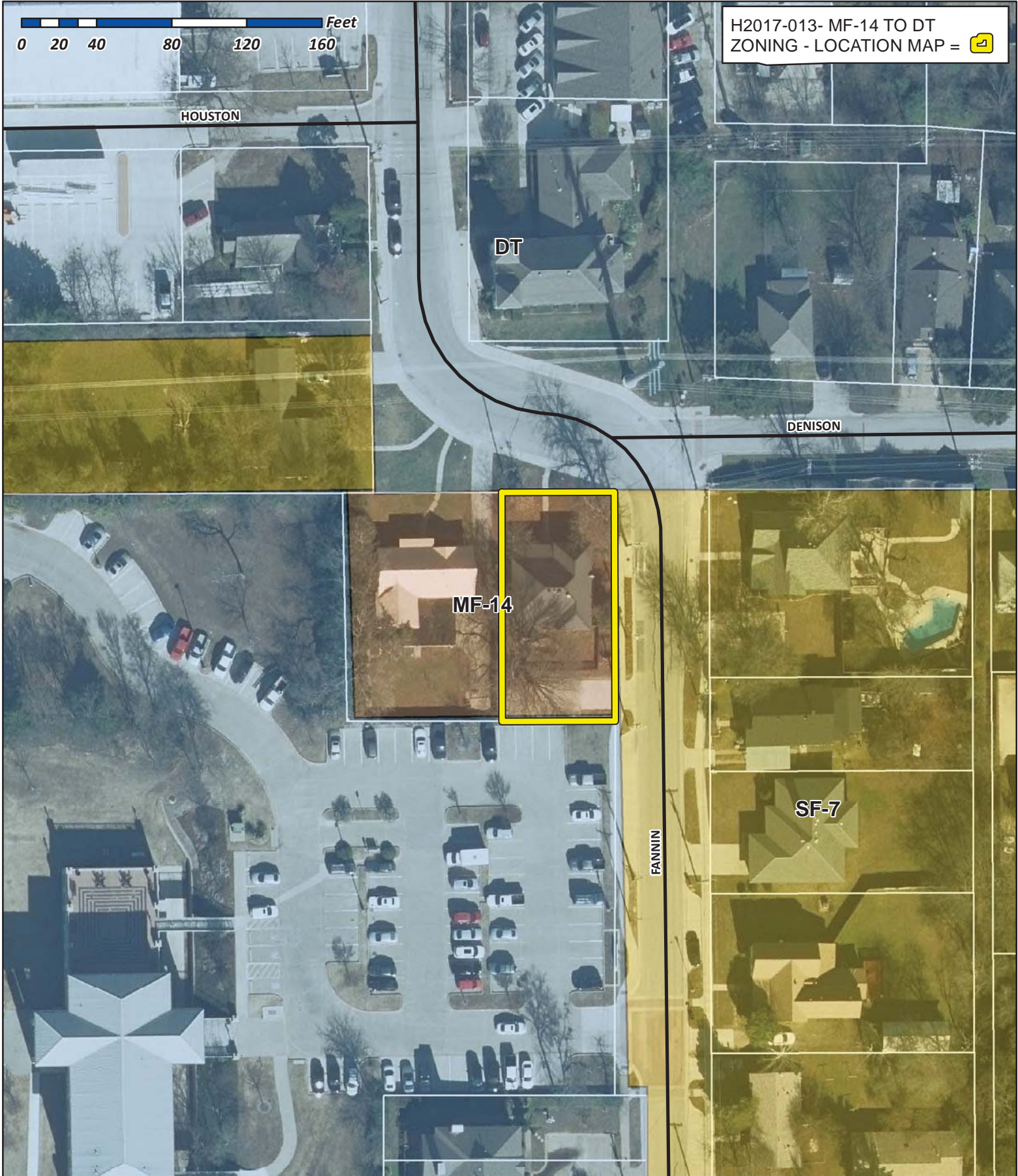
NOTIFICATION:

On September 12, 2017, staff mailed 78 notices to property owners and residents within 500-feet of the subject property. In addition, staff notified the Bent Creek Condos and Stonebridge Meadows Homeowner Associations (HOA's), which are the only HOA's and/or Neighborhood Organization located within 1,500-feet participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any responses concerning the applicant's request.

RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a Downtown District designation; and,
- 2) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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.



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.

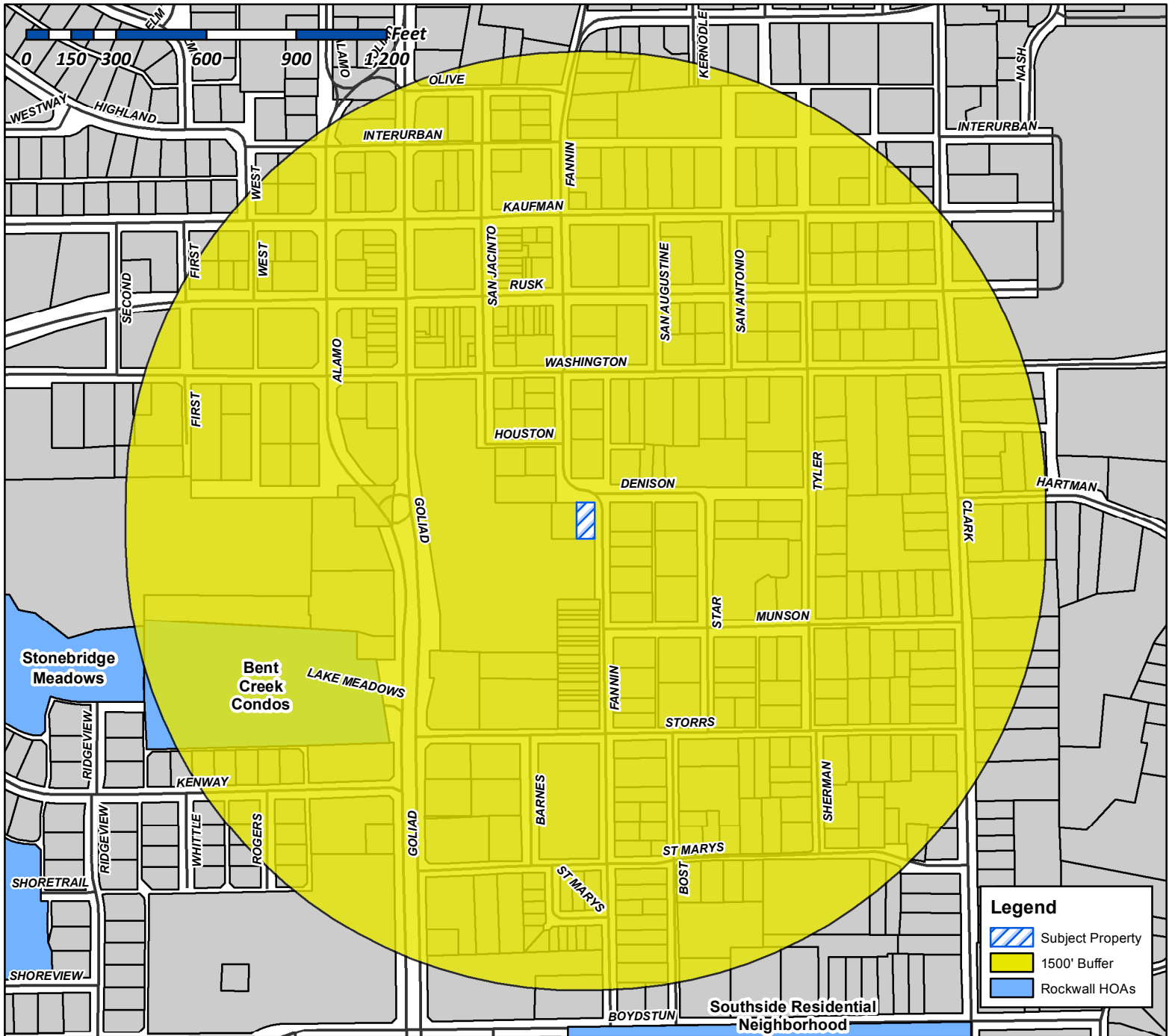




City of Rockwall

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

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Case Number: Z2017-041
Case Name: Zoning Change (MF-14 to DT)
Case Type: Zoning
Zoning: MF-14
Case Address: 310 S. Fannin Street

Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: "nwelborn@sbcglobal.net"; "landrmanagement@yahoo.com"
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, September 15, 2017 11:41:07 AM
Attachments: [PUBLIC NOTICE.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **September 15, 2017**. The City of Rockwall Historical Preservation Advisory Board will hold a public hearing on **Thursday September 21, 2007**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2017-041/ H2017-013- Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

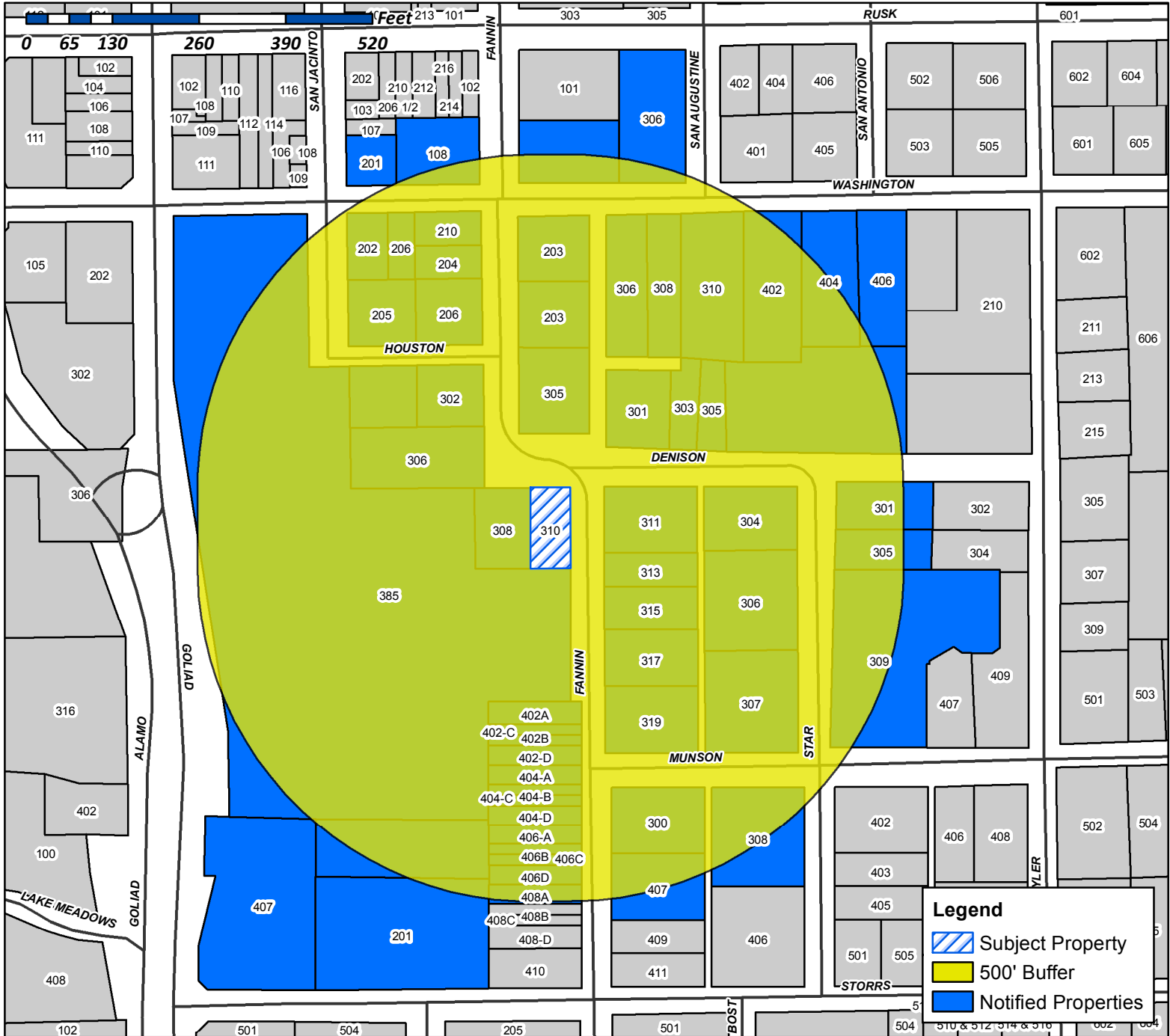
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



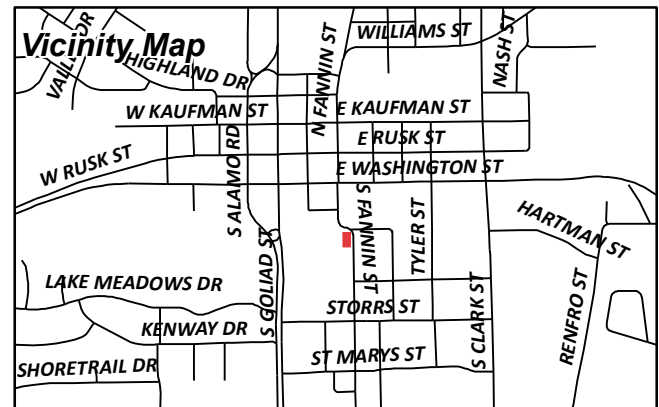
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
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Case Number: Z2017-041
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Zoning: MF-14
Case Address: 310 S. Fannin Street



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Historic Preservation Advisory Board, The Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-013/ Z2017-041: 310 S. Fannin Street

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historical Preservation Advisory Board will hold a public hearing on **Thursday September 21, 2017**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. H2017-013/Z2017-041: 310 S. Fannin Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
109 SAINT MARYS ST
FATE, TX 75087

HOOKER ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONION, TX 78230

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

RAMOS MARTHA A
163 SUMMERHILL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 DENISON
ROCKWALL, TX 75087

CURRENT RESIDENT
305 STAR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

SOTO AMADO C &
306 STAR ST
ROCKWALL, TX 75087

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

DAY SHARON K
315 S FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
319 S FANNIN ST
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

LIGHTEL HELENA M
402 S FANNIN ST APT A
ROCKWALL, TX 75087

CECIL RENEE
402 S FANNIN ST #C
ROCKWALL, TX 75087

CURRENT RESIDENT
402A S FANNIN ST
ROCKWALL, TX 75087

RAMIREZ NANCY AND MARTIN JR
402B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402-C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402-D S FANNIN ST
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75087

DUFRAINE JANET
404 S FANNIN ST APT C
ROCKWALL, TX 75087

DAVIS BEVERLY
404 SOUTH FANNIN STREET D
ROCKWALL, TX 75087

CURRENT RESIDENT
404-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408A S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

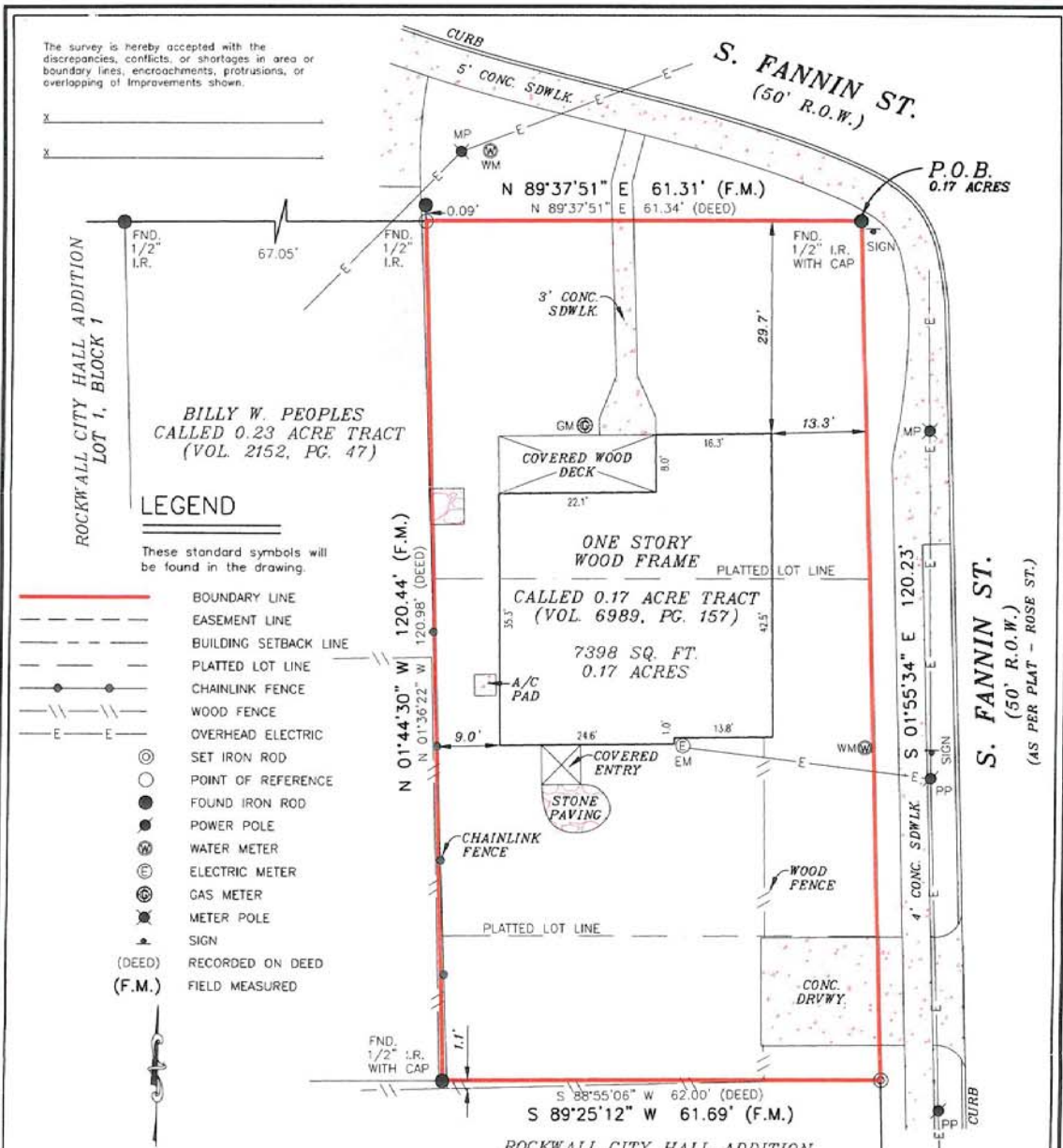
LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.



BILLY W. PEOPLES
CALLED 0.23 ACRE TRACT
(VOL. 2152, PG. 47)

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PLATTED LOT LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- WATER METER
- ELECTRIC METER
- GAS METER
- METER POLE
- SIGN
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED DEED (VOL. 6989, PG. 157) UNLESS OTHERWISE NOTED.

Legal Description of the Land:
Being all that certain lot, tract or parcel of land, situated in B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Lots 1, 2 & 3, Block H, of EPPSTEIN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 387 of the Deed Records of Rockwall County, Texas, and being all of that tract of land described in a Warranty Deed from Hallie Lee Seely to Eula Mae Parker & L.V. Parker, dated January 17, 1976 and being recorded in Volume 89, Page 457 of the Deed Records of Rockwall County, Texas.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE INSURANCE COMPANY and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: MARK LATHAM
Address: 310 S. FANNIN ST. GF No. 12-0148897
Legal Description of the Land:
SEE ABOVE.

FINAL "AS-BUILT" SURVEY

JOB NO.:	1301013208	NO.	REVISION	DATE
DATE:	01/11/13			
DRAWN BY:	MN/AF			
APPROVED BY:	RJR			



Roy Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



AMERISURVEYORS LLC
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78238
Phone: (214) 877-4966 Fax: 1-(888) 989-9662

METES & BOUNDS DESCRIPTION

OF A 0.17 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING OUT OF THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK "H", EPPSTEIN ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "L", PAGE 387, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM HALLIE LEE SEELY TO EULA MAE PARKER AND L.V. PARKER DATED JANUARY 17, 1970 AND RECORDED IN VOLUME 89, PAGE 457, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM JIM PRAYTOR AND WIFE, STEPHANIE PRAYTOR TO DEUTSCHE BANK NATIONAL TRUST COMPANY BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 6989, PAGE 157, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron rod with cap at the intersection of the southerly R.O.W. line of S. Fannin St. (a 50' Public R.O.W.) and the westerly R.O.W. of S. Fannin St. (per plat – Rose St., a 50' Public R.O.W.) for the northeast corner of the herein described tract;

THENCE along and with the westerly R.O.W. of said Fannin St., South 01°55'34" East, a distance of 120.23 feet to a set 1/2" iron rod for the southeast corner of the herein described tract, the northeast corner of Lot 1, Block 1, Rockwall City Hall Addition, as recorded in Vol. "E", Pg. 93, Plat Records of Rockwall County, Texas;

THENCE along and with the northerly boundary line of said Rockwall City Hall Addition, South 89°25'12" West, a distance of 61.69 feet (called South 88°55'06" West, a distance of 62.00 feet) to a found 1/2" iron rod with cap for the southwest corner of the herein described tract, the southeast corner of a called 0.23 acre tract as conveyed to Billy W. Peoples in Vol. 2152, Pg. 47, Deed Records of Rockwall County, Texas;

THENCE along and with the easterly boundary of said Peoples Tract, North 01°44'30" West, a distance of 120.44 feet (called North 01°36'22" West, a distance of 120.98 feet) to a point of reference in the southerly R.O.W. line of said S. Fannin St. from which a found 1/2" iron rod bears North 01°44'30" West, a distance of 0.09 feet for the northwest corner of the herein described tract, the northeast corner of said Peoples Tract;

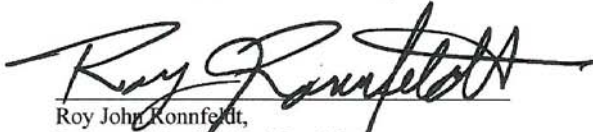
THENCE along and with the said R.O.W., North 89°37'51" East, a distance of 61.31 feet (called North 89°37'51" East, a distance of 61.34 feet) to the **POINT OF BEGINNING** and containing 0.17 acres, more or less.

STATE OF TEXAS §

January 15, 2013

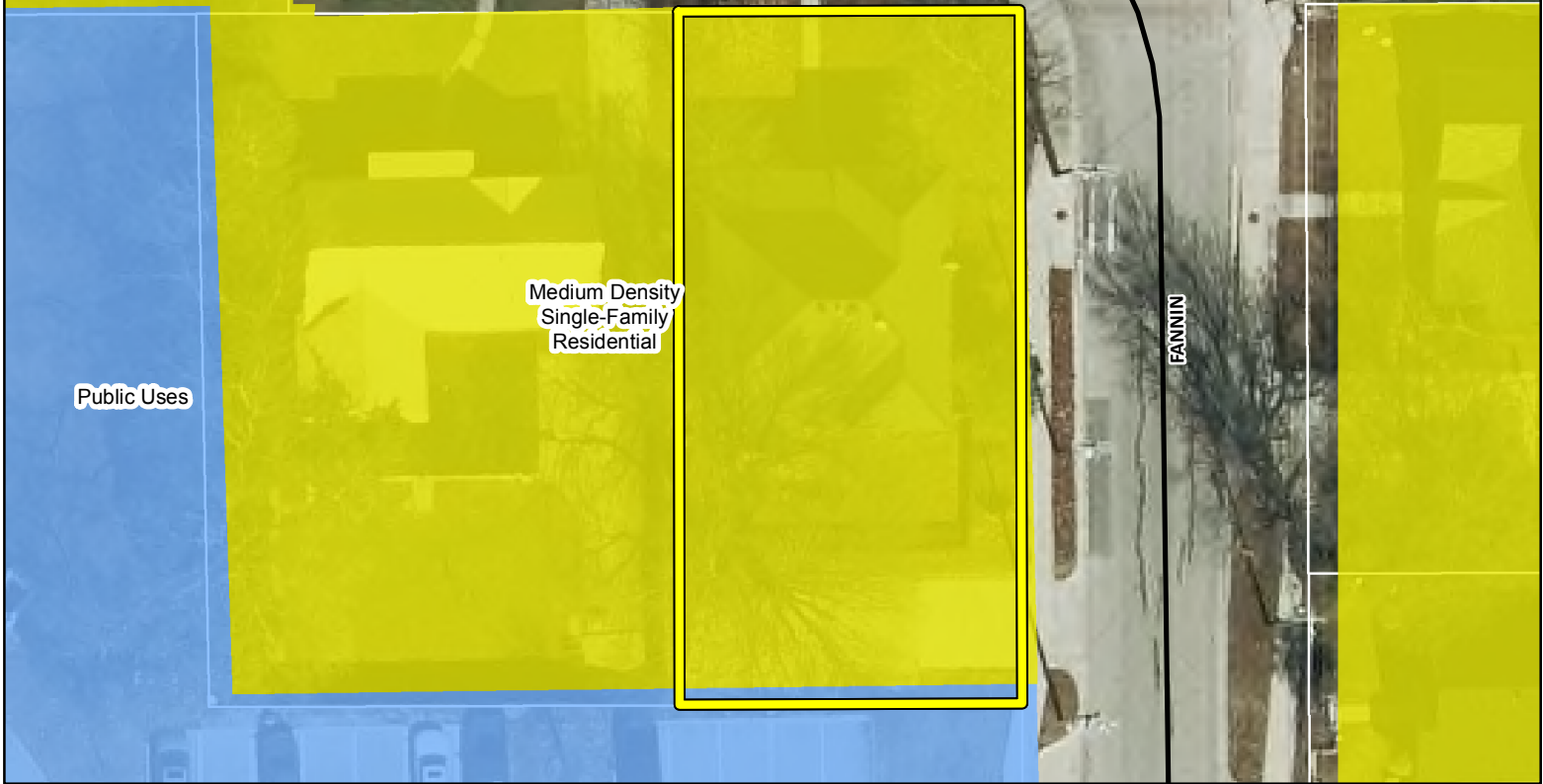
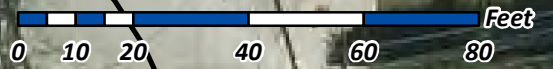
COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

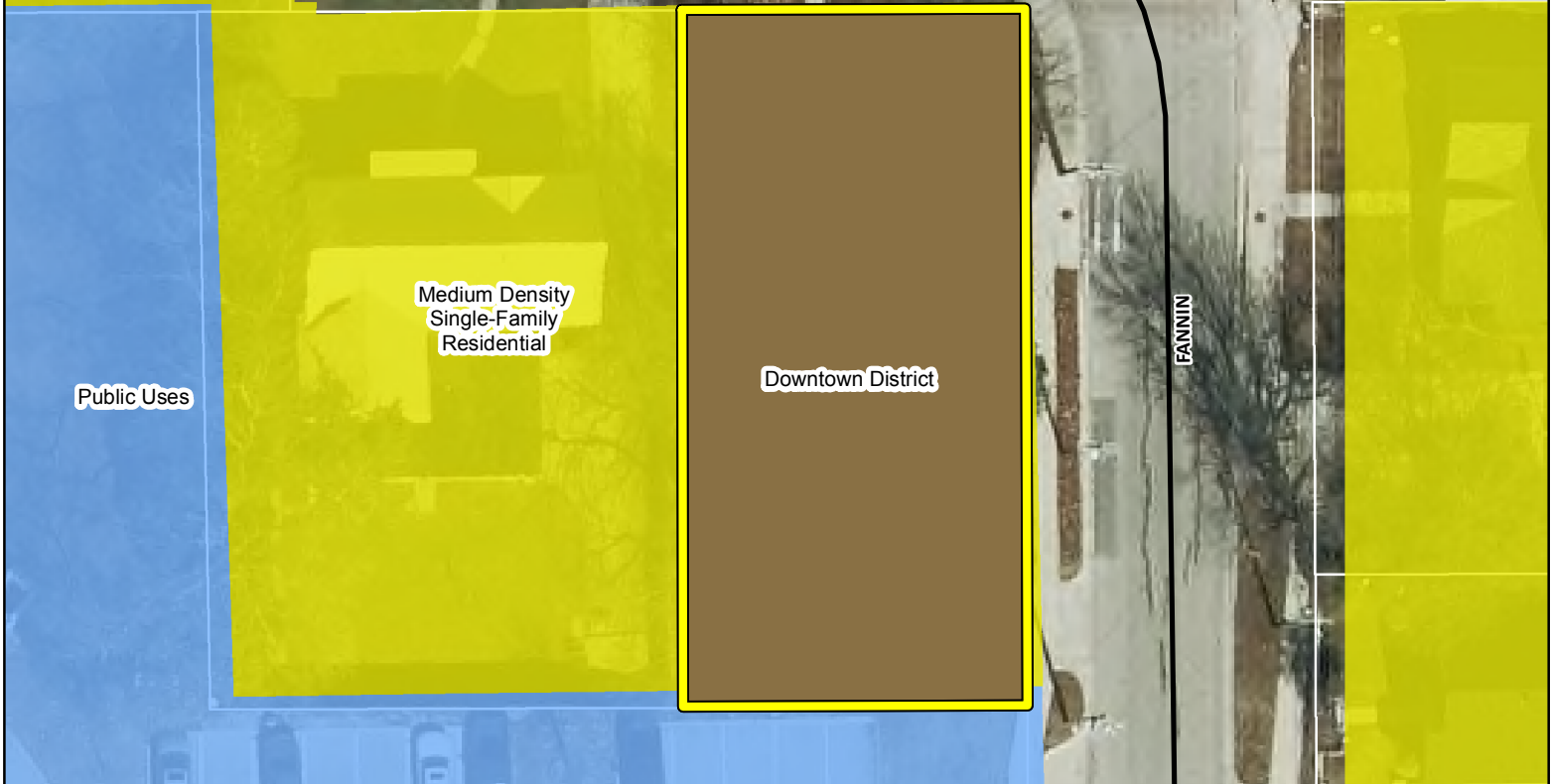
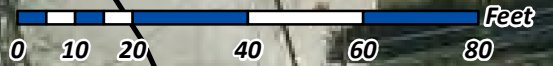

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



CURRENT FUTURE LAND USE MAP DESIGNATION:
MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL



PROPOSED FUTURE LAND USE MAP DESIGNATION:
DOWNTOWN DISTRICT



City of Rockwall

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

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Permitted Land Uses in a Downtown (DT) District

Date: September 15, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural and Animal-Related	
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Urban Farm ¹	S

Residential & Lodging	
Bed & Breakfast Operation ¹	S
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Home Occupation ¹	P
Hotel	S
Hotel, Full Service	S
Hotel, Residence	S
Motel	S
Swimming Pool, Private	A
Townhouse	P
Urban Residential ¹	P

Institutional & Community Service	
Assisted Living Facility ¹	S
Church/House of Worship ¹	S
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home ¹	S
Congregate Care Facility/Elderly Housing ¹	S
Day Care (7 or More Children) ¹	S
Government Facility	S
Library, Art Gallery or Museum (Public)	P
Post Office, Local Service	P
Public or Private School, Primary ¹	S
Public or Private School, Secondary ¹	S

Office & Professional	
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary ¹	S
Commercial Amusement/ Recreation (Inside) ¹	S
Community or Recreation Club, Public or Private (Accessory)	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Theater	P

Retail & Personal Services	
Antique/Collectible Store	S
Astrologer, Hypnotist, or Psychic Art and Science	S
Banquet Facility	S
Beverage Service Facility, Portable ¹	S
Business School	P



Permitted Land Uses in a Downtown (DT) District

Date: September 15, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Catering Service	A
Christmas Tree Sales Lot & Similar Uses, Temporary ¹	S
Copy Center	P
Display, Incidental ¹	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Private Club ¹	P
Real Estate Sales Office, On-site, Temporary ¹	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub ¹	P
Secondhand Dealer	S
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P
Winery ¹	S

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office ¹	P

Auto & Marine-Related	
Auto Repair Garage, Minor ¹	S
Parking, Commercial	S
Parking Lot, non-commercial	A

Utilities, Communications & Transportation	
Antenna, Commercial ¹	S
Antenna, Amateur Radio ¹	A
Antenna, Dish ¹	A
Antenna, Commercial, Mounted ¹	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Radio Broadcasting	S
Recording Studio	S
Satellite Dish ¹	P
Solar Energy Collector Panels and Systems ¹	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMO

AGENDA DATE: 09/21/2017

APPLICANT: Jay Odom

AGENDA ITEM: **H2017-014**; Rezone from SF-7 to DT- 201 Olive St.

SUMMARY:

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

PURPOSE & CHARACTERISTICS OF REQUEST:

The applicant, Jay Odom, has submitted an application requesting to rezone the subject property from a Single Family 7 (SF-7) District to Downtown (DT) District. The subject property is a *Non Contributing* property, is located within the Historic Overlay (HO) District and Old Town Rockwall (OTR) Historic District, and is identified as Lot D-1, Block 122, B. F. Boydston Addition. The property is currently vacant and is situated adjacent to Bin 303 (*western property line*) and 401 N. Fannin Street (*western property line*). Both Bin 303 and 401 N. Fannin Street are designated as *High Contributing* properties; however, 401 N. Fannin Street is currently being remodeled, and may warrant a re-designation of contributing status by the Historic Preservation Advisory Board (HPAB).

The applicant has stated that the purpose of the zoning change is to construct an office building. According to Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a general office land use is permitted *by-right* in the Downtown (DT) District. In a letter provided by the applicant, the applicant has stated that in his opinion an office building would be more suitable for the subject property compared to a single-family home. The applicant goes on to state that this opinion is based on the properties adjacency to a non-residential land use (*i.e. Bin 303*).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home addressed as 405 N. Fannin Street. This property is designated as a *Low Contributing* property and is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Olive Street followed by several office buildings zoned Downtown (DT) District.

East: Directly east of the subject property is a single-family home addressed as 401 N. Fannin Street. This property is designated as a *High Contributing* property and is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Bin 303 (*i.e. 105 Olive Street*). This property is designated as a *High Contributing* property and is zoned General Retail (GR) District.

ANALYSIS AND CONFORMANCE WITH THE UDC & COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan designates the subject property for *Medium Density Residential* land uses. The proposed zoning change would require this designation to be changed to a *Commercial* designation. Staff should note that if approved as an office building, this parcel would provide a transition from a higher intensity land use (*i.e. Bin 303*) to the single-family residential property (*which is adjacent to the eastern boundary of the subject property*).

Should the request be approved, the site plan will require a recommendation by the Historic Preservation Advisory Board (HPAB) prior to any construction. In addition, the property would need to meet the requirements of Section 4.8, *Downtown District*, of Article V, *District Development Standards*, of the UDC. Provided in your packet is the applicant's letter requesting the zoning change and a summary of the land uses permitted within the Downtown (DT) District. The Historic Preservation Advisory Board (HPAB) and the Planning and Zoning Commission's recommendation for the proposed zoning change will be forwarded to the City Council. The rezoning of a property is a discretionary act of the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Medium Density Single-Family Residential* to a *Commercial* designation.

NOTIFICATION:

On September 12, 2017, staff mailed 91 notices to property owners and residents within 500-feet of the subject property. There is no Homeowner's Association (HOA) or Neighborhood Organization located within 1,500-feet participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has not received any responses to the applicant's request.

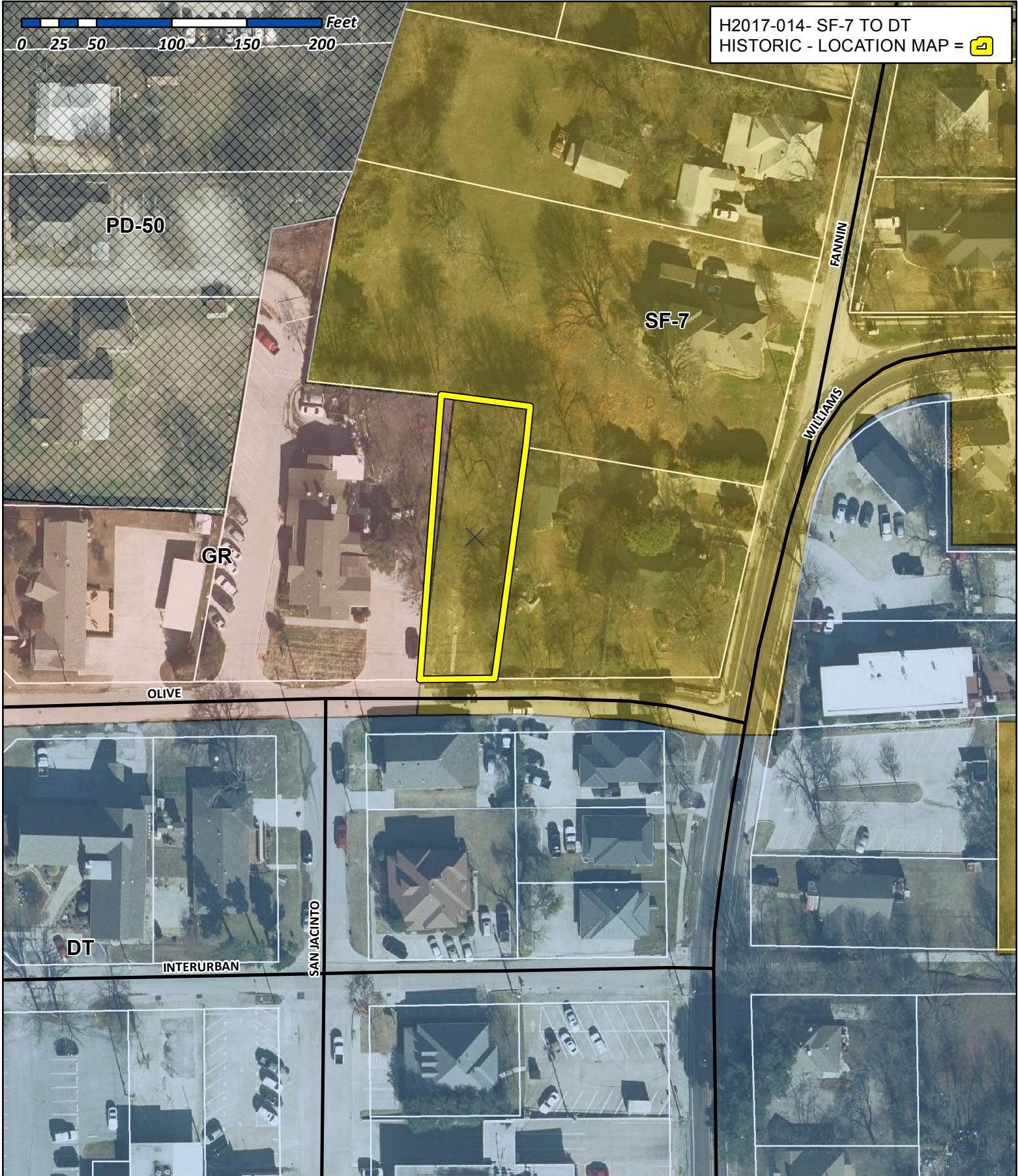
RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Medium Density Residential* designation to a *Downtown District* designation; and,
- 2) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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.



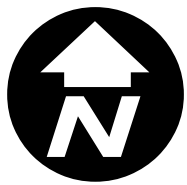
H2017-014- SF-7 TO DT
HISTORIC - LOCATION MAP =



City of Rockwall

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

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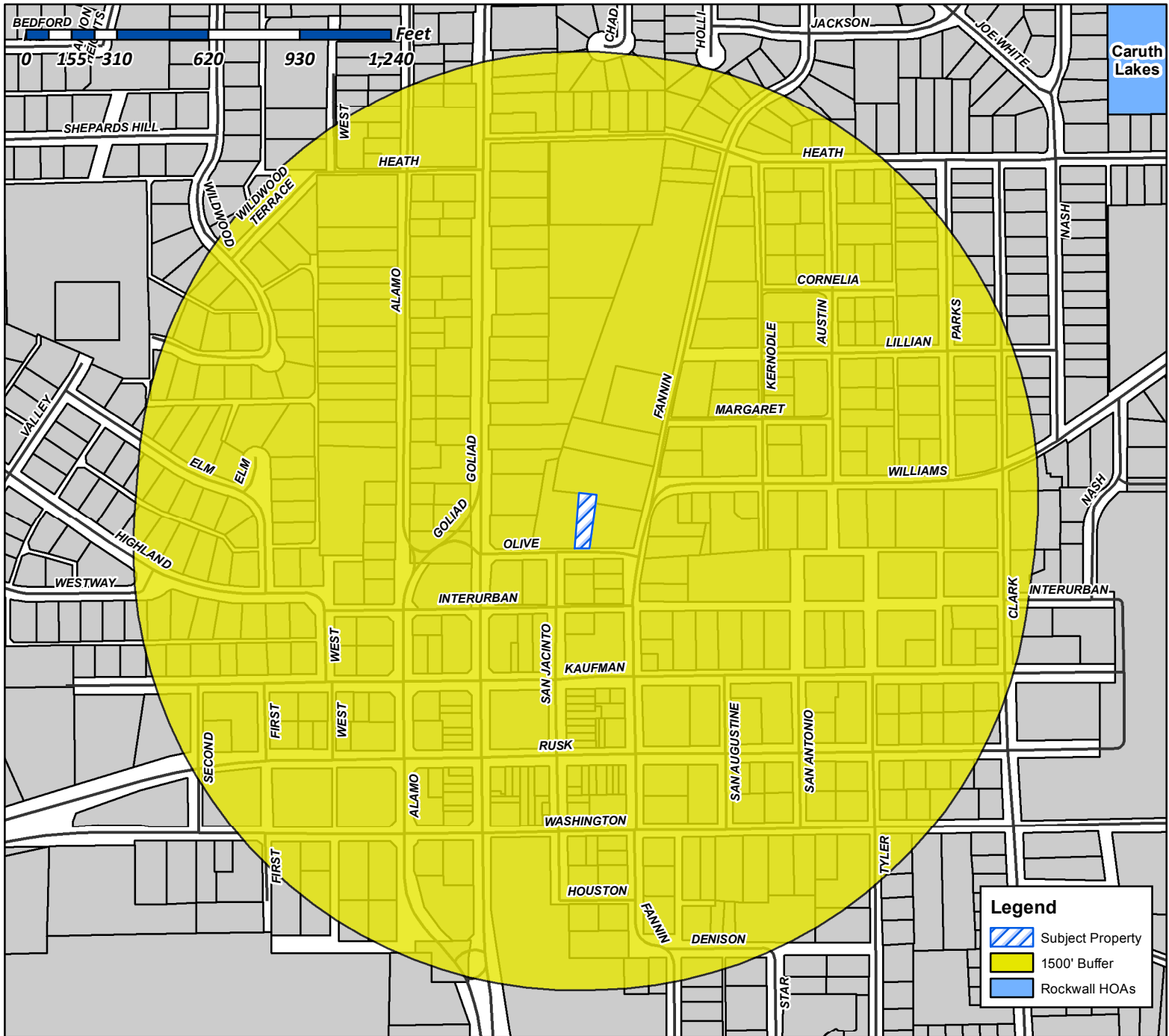







City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2017-042
Case Name: Zoning Change (SF-7 to DT)
Case Type: Zoning
Zoning: SF-7
Case Address: 201 Olive Street

Date Created: 09/12/2017
 For Questions on this Case Call (972) 771-7745

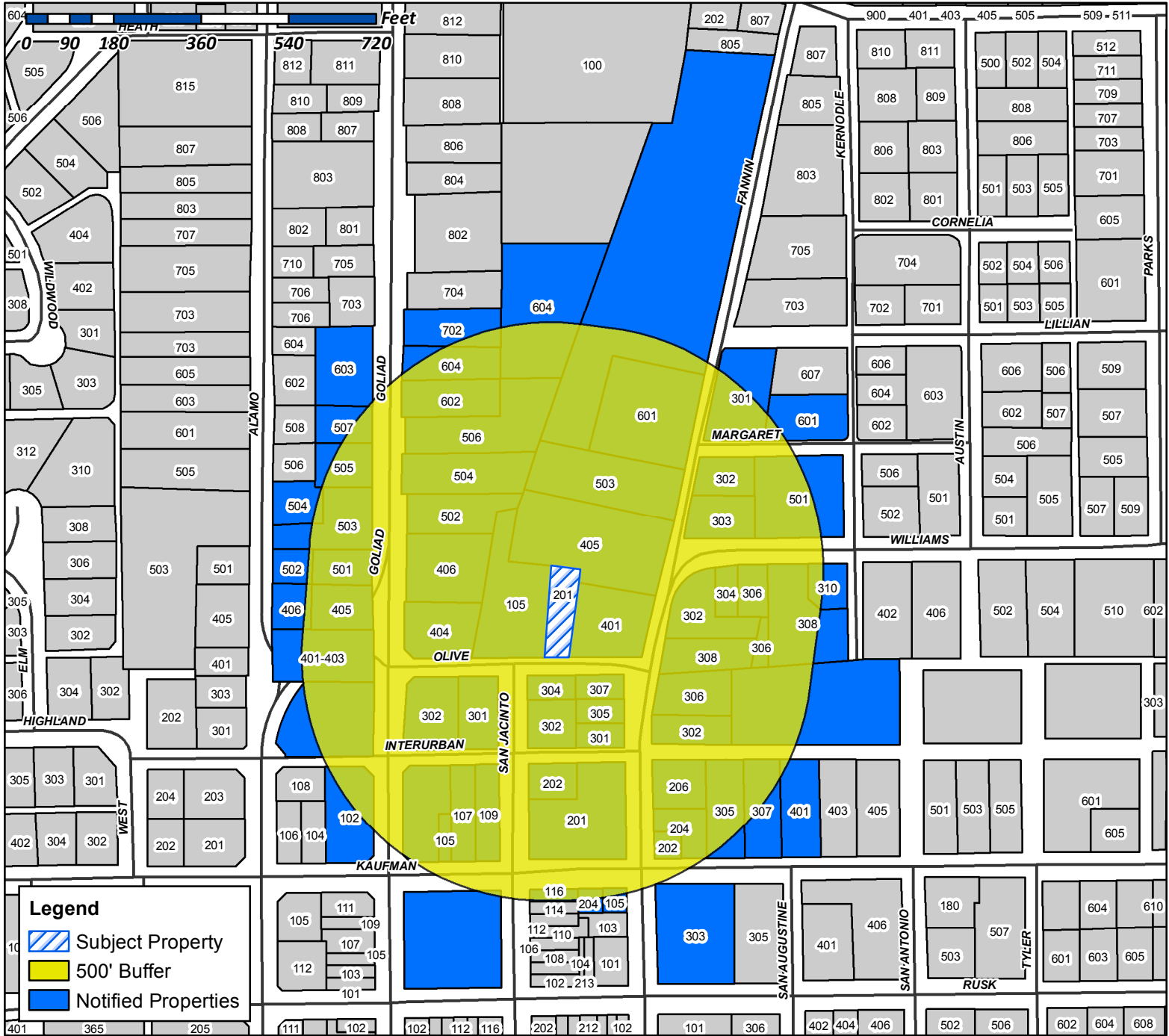




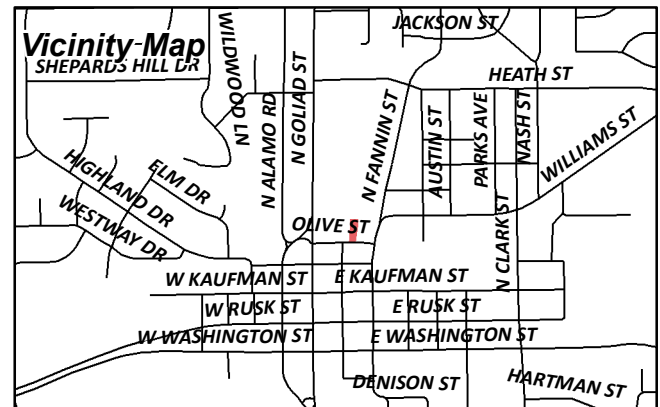
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2017-042
Case Name: Zoning Change (SF-7 to DT)
Case Type: Zoning
Zoning: SF-7
Case Address: 201 Olive Street



Date Created: 09/12/2017

For Questions on this Case Call (972) 771-7745

From: [Morales, Laura](#)
To: "nwelborn@sbcglobal.net"; "landrmanagement@yahoo.com"
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, September 15, 2017 11:41:07 AM
Attachments: [PUBLIC NOTICE.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **September 15, 2017**. The City of Rockwall Historical Preservation Advisory Board will hold a public hearing on **Thursday September 21, 2007**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2017-041/ H2017-013- Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

CURRENT RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC
301 NORTH FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

CURRENT RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 E KAUFMAN
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

CURRENT RESIDENT
401 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

TANNER MATTHEW
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

DELBOSQUE MARIO
572 V Z C RD3411
WILLS POINT, TX 75169

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

ROCKWALL TRINITY REAL ESTATE LLC
9 EAST SHORE BLVD
HEATH, TX 75032

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

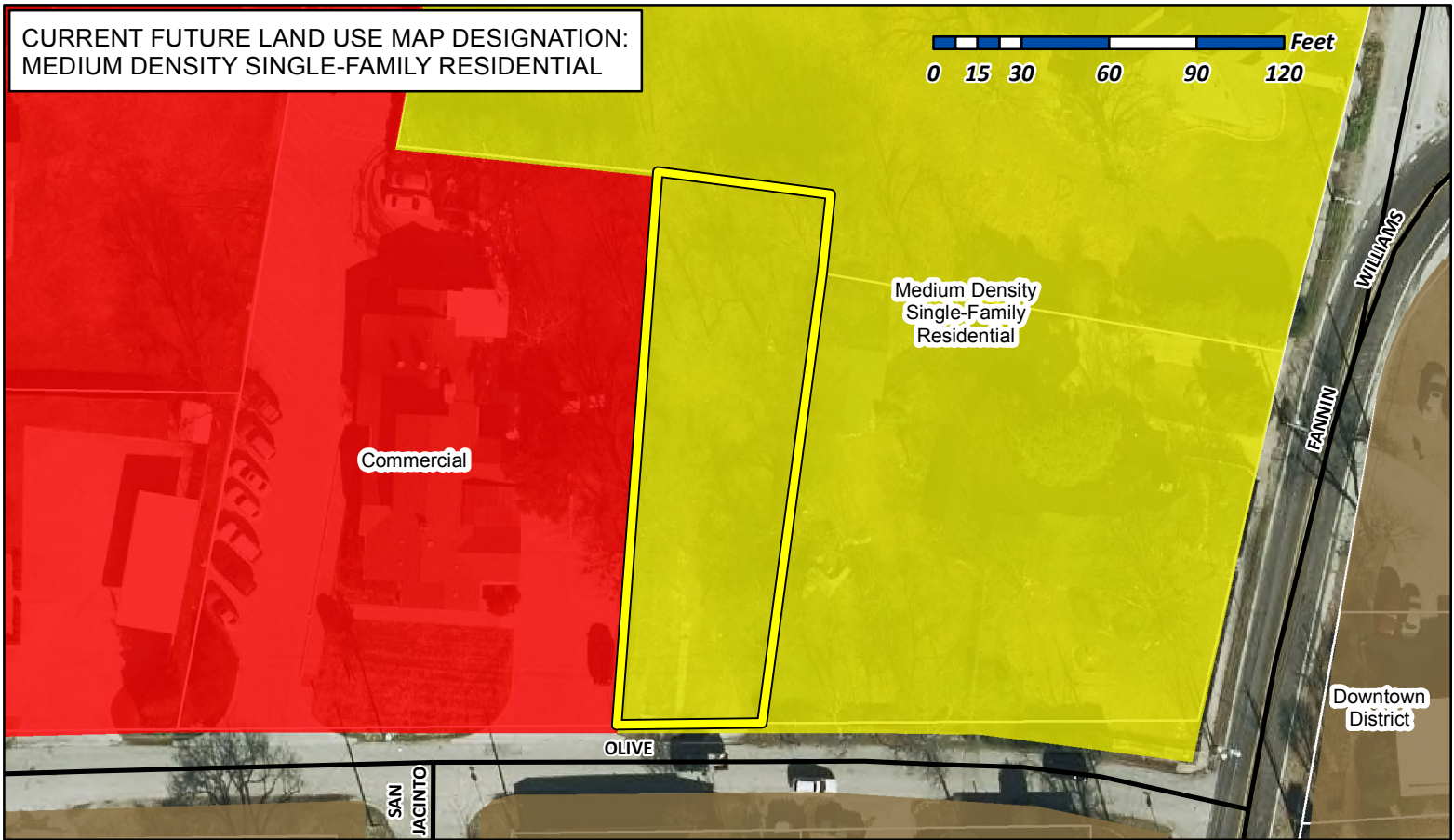
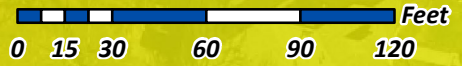
PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

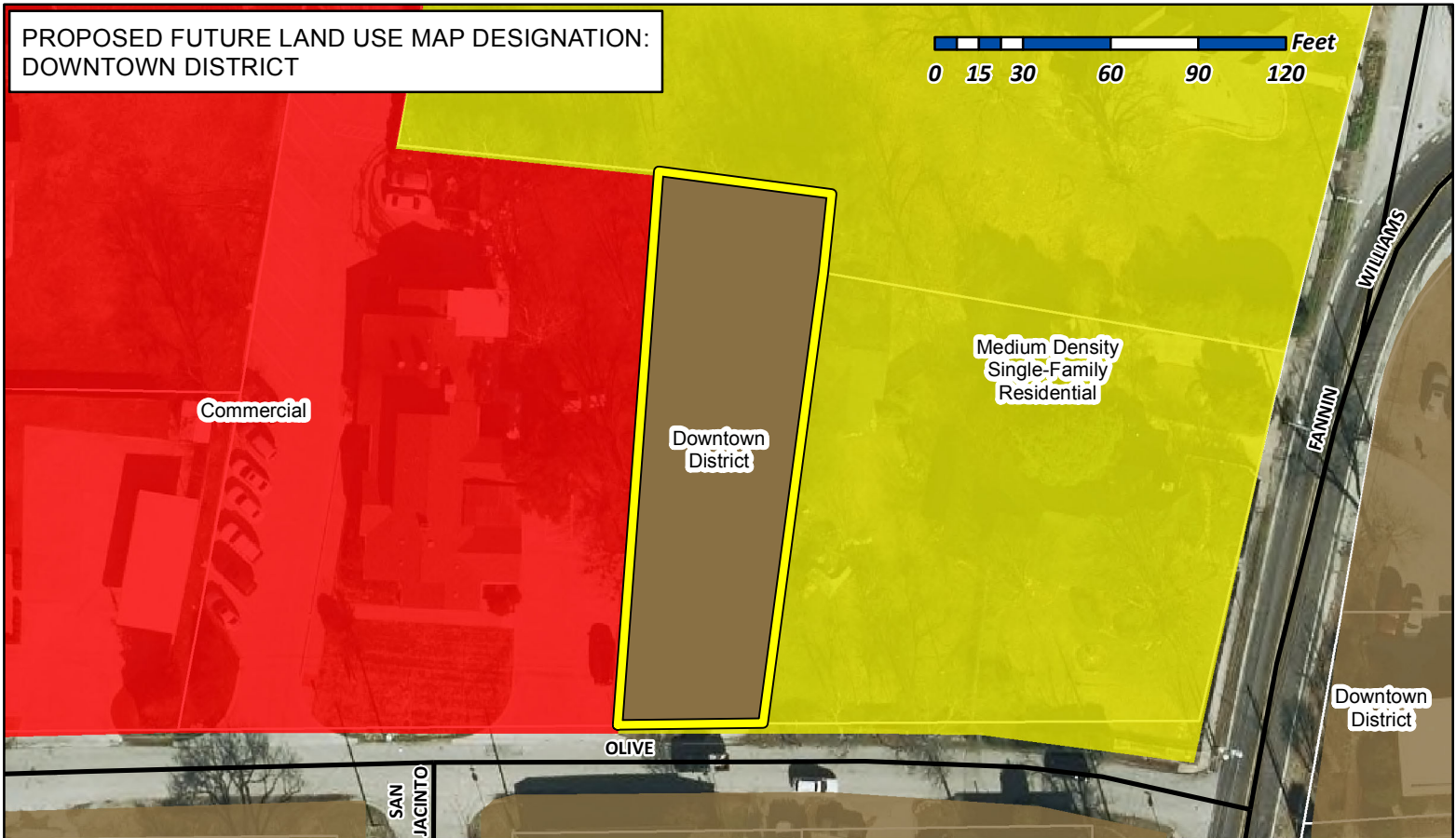
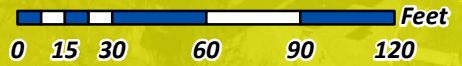
LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST
PO BOX 871239
MESQUITE, TX 75187

CURRENT FUTURE LAND USE MAP DESIGNATION:
MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL



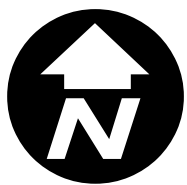
PROPOSED FUTURE LAND USE MAP DESIGNATION:
DOWNTOWN DISTRICT



City of Rockwall

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

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Permitted Land Uses in a Downtown (DT) District

Date: September 15, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural and Animal-Related	
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Urban Farm ¹	S

Residential & Lodging	
Bed & Breakfast Operation ¹	S
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Home Occupation ¹	P
Hotel	S
Hotel, Full Service	S
Hotel, Residence	S
Motel	S
Swimming Pool, Private	A
Townhouse	P
Urban Residential ¹	P

Institutional & Community Service	
Assisted Living Facility ¹	S
Church/House of Worship ¹	S
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home ¹	S
Congregate Care Facility/Elderly Housing ¹	S
Day Care (7 or More Children) ¹	S
Government Facility	S
Library, Art Gallery or Museum (Public)	P
Post Office, Local Service	P
Public or Private School, Primary ¹	S
Public or Private School, Secondary ¹	S

Office & Professional	
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary ¹	S
Commercial Amusement/ Recreation (Inside) ¹	S
Community or Recreation Club, Public or Private (Accessory)	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Theater	P

Retail & Personal Services	
Antique/Collectible Store	S
Astrologer, Hypnotist, or Psychic Art and Science	S
Banquet Facility	S
Beverage Service Facility, Portable ¹	S
Business School	P



Permitted Land Uses in a Downtown (DT) District

Date: September 15, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Catering Service	A
Christmas Tree Sales Lot & Similar Uses, Temporary ¹	S
Copy Center	P
Display, Incidental ¹	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Private Club ¹	P
Real Estate Sales Office, On-site, Temporary ¹	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub ¹	P
Secondhand Dealer	S
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P
Winery ¹	S

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office ¹	P

Auto & Marine-Related	
Auto Repair Garage, Minor ¹	S
Parking, Commercial	S
Parking Lot, non-commercial	A

Utilities, Communications & Transportation	
Antenna, Commercial ¹	S
Antenna, Amateur Radio ¹	A
Antenna, Dish ¹	A
Antenna, Commercial, Mounted ¹	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Radio Broadcasting	S
Recording Studio	S
Satellite Dish ¹	P
Solar Energy Collector Panels and Systems ¹	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S





CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Historic Preservation Advisory Board

FROM: Korey Brooks, *Planner*

CC: Ryan Miller, *Director of Planning and Zoning/Historic Preservation Officer*

DATE: September 26, 2017

SUBJECT: Reconsideration of Contributing Status of 401 N. Fannin Street

On June 16, 2016, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [H2016-004] to allow renovations on a *High Contributing* property. The scope of work included the following renovations: [1] remove two (2) bay windows, [2] replace the vinyl siding with hardy board planks, [3] expand the kitchen, [4] add square footage on the west side of the house for a pantry, utility room, and a mud room, [5] enlarge the living room, [6] enlarge the second floor to include two (2) bedrooms, a playroom, a bathroom, and a porch, and [7] add square footage on the northeast side of the house for a new master bedroom suite. In addition to the renovation and expansion of the home, the applicant proposed to renovate the existing detached garage, adding a second floor and adding a dormer window to the garage.

After reviewing the progress of the renovations staff was of the opinion that the *High Contributing* designation may no longer be appropriate for the property. In addition, these changes were not taken into account in the 2017 Historic Resource Survey. As a result, staff wanted to bring the matter forward to the Historic Preservation Advisory Board (HPAB) for reconsideration. Should the board choose to change the designation staff will incorporate the change into the final 2017 Historic Resource Survey.



H2017-015- 401 N. FANNIN STREET
HISTORICAL - LOCATION MAP =



City of Rockwall

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

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Original Elevations

Existing

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



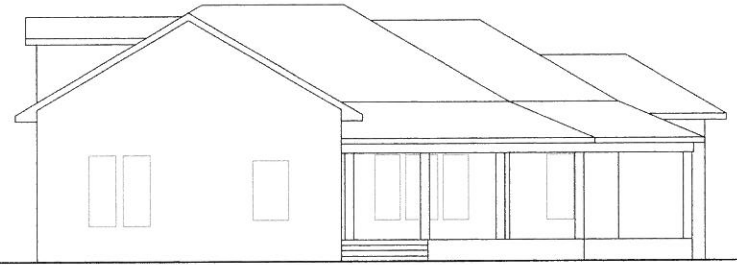
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.

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MEDICAL COMMERCIAL
CHURCHES
MERSHAWN
ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
3338 BEECHER ROAD, SUITE 1000
ROCKFORD, ILLINOIS 61107
PHONE: 815-226-9286
FAX: 815-226-9287

No.	Date	Revision	By

PROJECT: RICKETS REMODEL

EXISTING ELEVATIONS

Scale: 1/4"=1'-0"
Date: _____
Project No.: 150305
Designer: CM
Drawn: CS
Checked: CM

SHEET
A8 OF
11

Approved Elevations

Renovated

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



FRONT ELEVATION



RIGHT ELEVATION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.

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MEDICAL COMMERCIAL RESTAURANTS
CHURCHES INSTITUTIONAL
MERSHAWN ARCHITECTS
2318 WOODBINE AVENUE
COLUMBIANA, MISSISSIPPI 39232
PHONE: 662-246-3996
FAX: 662-246-3997

No.	Date	Revision	By

RICKETS REMODEL

PROPOSED ELEVATIONS

Scale: 1/4" = 1'-0"
Date: _____
Project No.: 160305
Design: CM
Drawn: CS
Checked: CM

SHEET
A9 OF
11

Approved Elevations

Renovated

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



REAR ELEVATION



LEFT ELEVATION

GENERAL NOTES:

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MEDICAL COMMERCIAL
CHURCHES
MERSHAWN
2313 ROOSE BOULE #03
HOVWILLE, IOWA 50650

No.	Date	Revised	By

RICKETTS REMODEL

PROPOSED ELEVATIONS

Scale: 1/4"=1'-0"
Date:
Project No.: 160305
Designer: DM
Drawn: CS
Checked: DM

SHEET
A10 OF
11

Building Permit Submittal

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

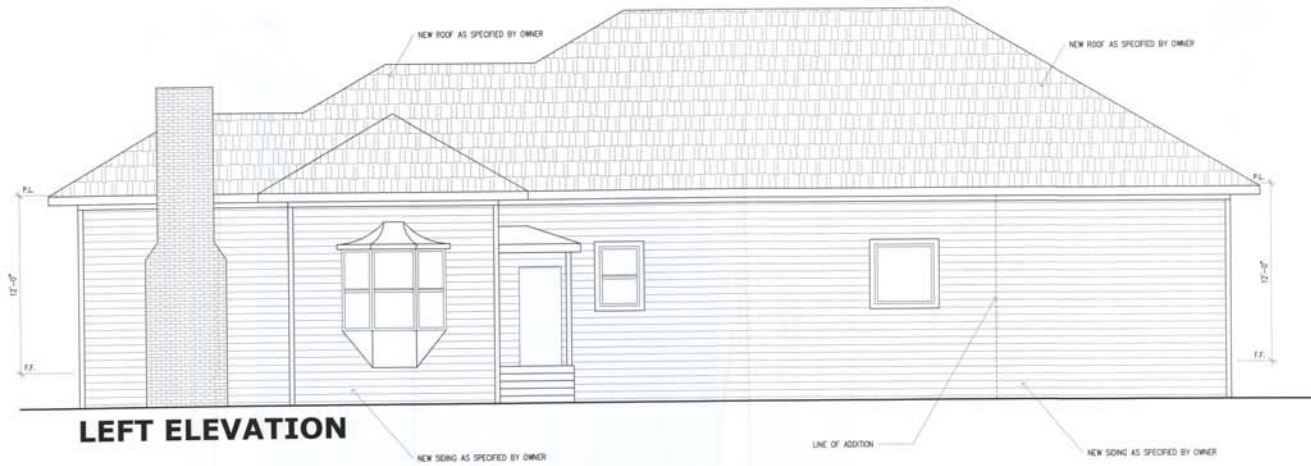


FRONT ELEVATION

NOTE: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, PLATE LINES, ROOF PITCHES, AND STRUCTURAL CONDITIONS. CONTRACTOR TO COORDINATE WITH OWNER ON ALL SALVAGED FIXTURES TO BE RELOCATED.

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BEGING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.



LEFT ELEVATION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION.
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MERSHAWN ARCHITECTS
 RESIDENTIAL RESTAURANTS
 INSTITUTIONAL
 MEDICAL COMMERCIAL
 CHURCHES
 3313 WOOD ROAD #103
 HOUSTON, TEXAS 77057
 PHONE: 832-248-2300
 FAX: 832-248-2300

No.	Date	By

RICKETTS REMODEL
PROPOSED ELEVATIONS

Scale: 3/16"=1'-0"
 Date: _____
 Project No.: 150325
 Designed: DM
 Drawn: CS
 Checked: DM

SHEET
A9 of **11**

Building Permit Submittal

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAW ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

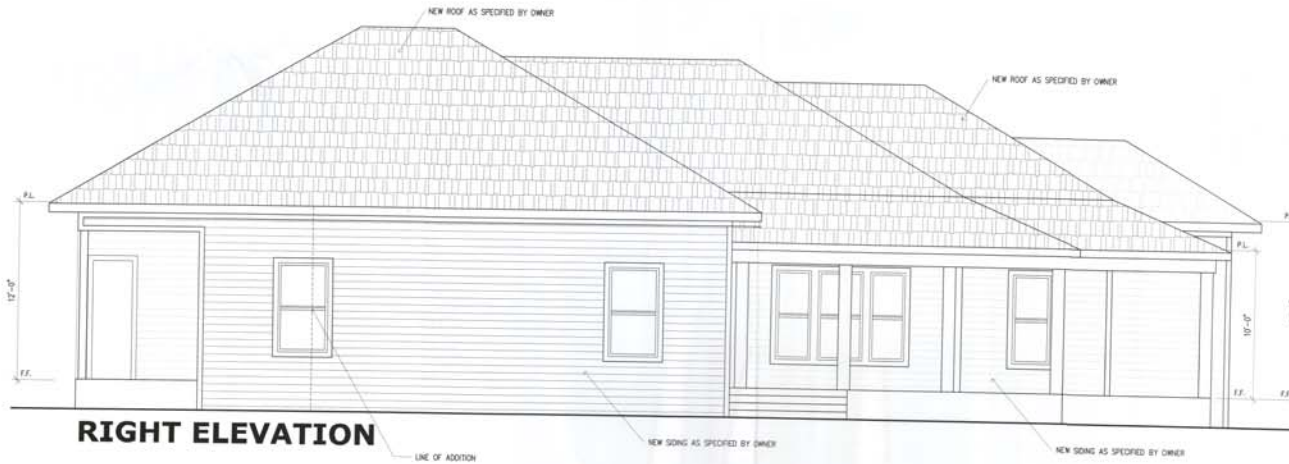


REAR ELEVATION

NOTE: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, PLATE LINES, ROOF PITCHES, AND STRUCTURAL CONDITIONS. CONTRACTOR TO COORDINATE WITH OWNER ON ALL SALVAGED FIXTURES TO BE RELOCATED.

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGNOSTIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR SIMILAR APPEARANCE NECESSARY TO COMPLETE THE SYSTEM.
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4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.



RIGHT ELEVATION

GENERAL NOTES:

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 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
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MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
MERSHAW ARCHITECTS
1400 WALL ST. SUITE 4007
BIRMINGHAM, AL 35202
PHONE: 877-722-8302
FAX: 877-248-1081

By: _____
Revision: _____
No. _____
Date: _____

RICKETTS REMODEL
PROPOSED ELEVATIONS

Scale: 1/8"=1'-0"
Date: _____
Project No.: 180305
Designed: CW
Drawn: CS
Checked: CW

SHEET
A10 OF
11

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 16, 2017
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. H2017-016 (Korey)

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing exterior renovations to a Landmark Property being a 0.39-acre parcel of land identified as a Lot 117, Block A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 109 St. Mary Street, and take any action necessary.

2. H2017-017 (Korey)

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a medium-contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan)

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of November 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 21, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *November 16th, 2017* Historic Preservation Advisory Board meeting.

PUBLIC HEARING ITEMS

1. **H2017-017 (Korey)**
Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a medium-contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

2. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 15th day of December 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.