

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 20, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(1) Approval of Minutes for the September 18, 2025 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(2) **H2025-016 (BETHANY ROSS) [WITHDRAWN DUE TO LIKE-IN-KIND IMPROVEMENT]**

Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-Contributing Property being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M 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 502 Williams Street, and take any action necessary.

(3) **H2025-017 (BETHANY ROSS) [WITHDRAWN DUE TO LIKE-IN-KIND IMPROVEMENT]**

Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Small Matching Grant for a fence on a Non-Contributing Property being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M 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 502 Williams Street, and take any action necessary.

(4) **H2025-018 (BETHANY ROSS) [WITHDRAWN DUE TO LIKE-IN-KIND IMPROVEMENT]**

Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Building Permit Fee Waiver for a fence on a Non-Contributing Property being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M 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 502 Williams Street, and take any action necessary.

(5) **H2025-019 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Jonathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) Medium Contributing Structures, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties being a 0.805-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

(6) **H2025-020 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Bevin Locke on behalf of Katie Hudson Thompson for the approval of a Certificate of Appropriateness (COA) for various improvements on a Medium Contributing Property being a 0.3134-acre parcel of land identified as Lot 1 of the Monnie Rodgers Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-

7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Munson Street, and take any action necessary.

(7) **H2025-021 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Shannon Barton for the approval of a Certificate of Appropriateness (COA) to allow the brick to be painted on a *Non-Contributing Property* being a 0.3060-acre tract of land identified as a portion of Block 20 of the F & M 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 501 E. Kaufman Street, and take any action necessary.

(V) DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(8) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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, Melanie Zavala, Planning and Zoning Coordinator for 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 November 14, 2025 at 5:00 PM, 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
SEPTEMBER 18, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present Sarah Freed, Haydon Frasier, Ben Lewis and Steve Gaskin. Board members absent were Fran Webb and Alison McNealy. Staff members present Senior Planner Henry Lee and Director of Planning and Zoning Ryan Miller. Staff members absent from the meeting were Senior Planner Bethany Ross, Planning Technician Angelica Guevara, and Planning and Zoning Coordinator Melanie Zavala.

II. OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Tiffany Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Tiffany Miller closed the open forum.

III. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

1. Approval of Minutes for the August 21, 2025 Historic Preservation Advisory (HPAB) meeting.

Board Member Freed made a motion to approve the Consent Agenda. Board Member Lewis seconded the motion which passed by a vote of 5-0 with Board Member Webb and McNealy absent.

IV. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

2. **H2025-016 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Certificate of Appropriateness (COA) for two (2) different fences on the subject property. The first fence they're proposing is for an 8ft wood fence that backs up to Lofland park and the second is a 42inch vinyl picket fence. That will go from the new accessory building back down to the left corner of the home and it will pick back up again at the front left and continue down into the front yard across to the right, and then all the way back up the east property line. The board has to consider whether these fences will affect the historical integrity of the subject property or the adjacent properties. In this case, the home is new and was built in the Bungalow Craftsman style, therefore the vinyl picket fence really does probably match more of that style but the wood fence doesn't just because it wouldn't be that common with the house built during that time period. In addition, the wood fence does back up to Lofland park and this would be on the southside of the park the only wood fence along there, the rest either don't have a fence or have some sort of transparency fence. If approved this would be sending a recommendation of approval to the Planning and Zoning Commission as they would need to review all front yard fences. Staff mailed out 18 notices on August 28th and at this time staff had not received any notices in regards to the applicants request.

Gary Byrd
707 E. Cullins Road
Rockwall, TX 75032

Mr. Byrd came forward and asked if he would be able to use vinyl and asked how tall his fence could be.

Senior Planner Henry Lee explained wood fence is permitted but given that this subject property is in the Historic district the board has discretion whether they find it impacts the historical significance of the property or the surrounding properties with the vinyl picket fence the height is in accordance 42 inches is the height for a front yard fence , therefore it does meet the height requirements . However, it's the material that they have discretion over vinyl.

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Director of Planning and Zoning Ryan Miller explained that the code typically requires non-transparent fencing when a property is adjacent to a park or open space. When Henry said that a wood fence is permitted, he was referring to the wood fence material being a permitted material.

Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Miller closed the public hearing and brought the item back for discussion or action.

Board Member Gaskin asked if they could do wood instead of vinyl.

Vice-Chairman Frasier made a motion to approve the request with the picket fence being wood material and the back fence being as presented. Board Member Freed seconded the motion which passed by a vote of 4-1 with Chairman Tiffany Miller dissenting.

V. DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

- 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

VI. ADJOURNMENT

Chairman Tiffany Miller adjourned the meeting at 6:15PM

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2025.

TIFFANY MILLER, CHAIRMAN

ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: November 20, 2025

APPLICANT: Jonathan Brown, AIA; *JHP Architecture and Urban Design*

CASE NUMBER: H2025-019; *Certificate of Appropriateness (COA) for Rockwall Community Playhouse*

SUMMARY

Hold a public hearing to discuss and consider a request by Jonathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a *Certificate of Appropriateness (COA)* for [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties* being a 0.805-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

BACKGROUND

The 1,728 SF single-family home -- situated on 610 E. Kaufman Street -- was constructed circa 1950 utilizing the *U-Plan* floor plan within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, the home is classified as a *Medium Contributing Property*. The 3,708 SF *Theater* -- situated on 609 E. Rusk Street -- was constructed circa 1955 as a *Church/House of Worship* within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, the building is classified as a *Medium Contributing Property*. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations. The 2017 *Historic Resource Survey* states that the home at 610 E. Kaufman Street has had the doors replaced and the *Theater* at 609 E. Rusk Street has had the doors, windows, and some exterior wall materials replaced. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 22, 1982 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On April 20, 2017, the Historic



FIGURE 1: JUNE 13, 2025

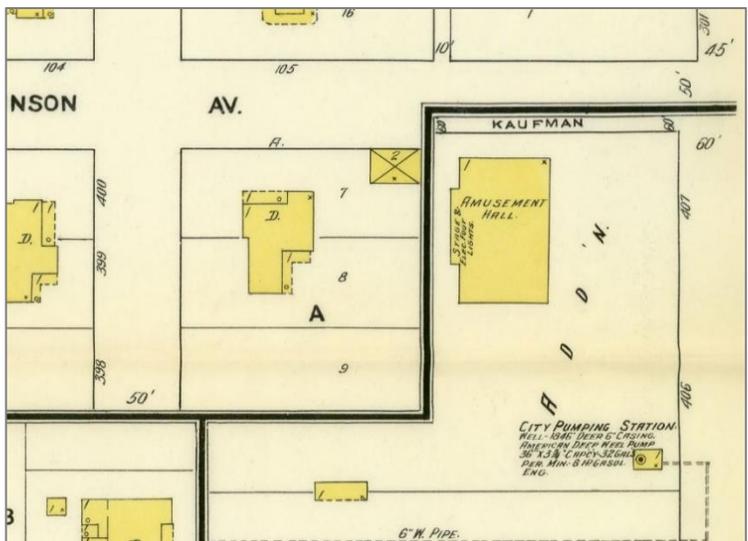


FIGURE 1: APRIL 11, 1911 SANBORN MAP

Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) [Case No. H2017-004] to allow the demolition of the *Old Rockwall Water Pump House* for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property.

On May 30, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*. Ultimately, on July 17, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to allow the applicant to withdraw the request.

PURPOSE

The applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- is requesting approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*.

ADJACENT LAND USES AND ACCESS

The subject property is located at 609 E. Rusk Street and 606, 610, & 612 Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) parcel (*i.e. part of Block 22, F&M Addition*) is vacant and the other two (2) parcels (*i.e. 201 & 203 N. Clark Street*) are developed with single-family homes that are designated as *Low Contributing Properties*. Following this is a 0.3230-acre parcel of land (*i.e. 205 N. Clark Street*) developed with a single-family home that is designated as a *Medium Contributing*. North of this is a 30-foot right-of-way developed with a sidewalk that serves *Loffland Park*, which is a 1.377-acre public park owned by the City of Rockwall. All of these properties are zoned Single Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

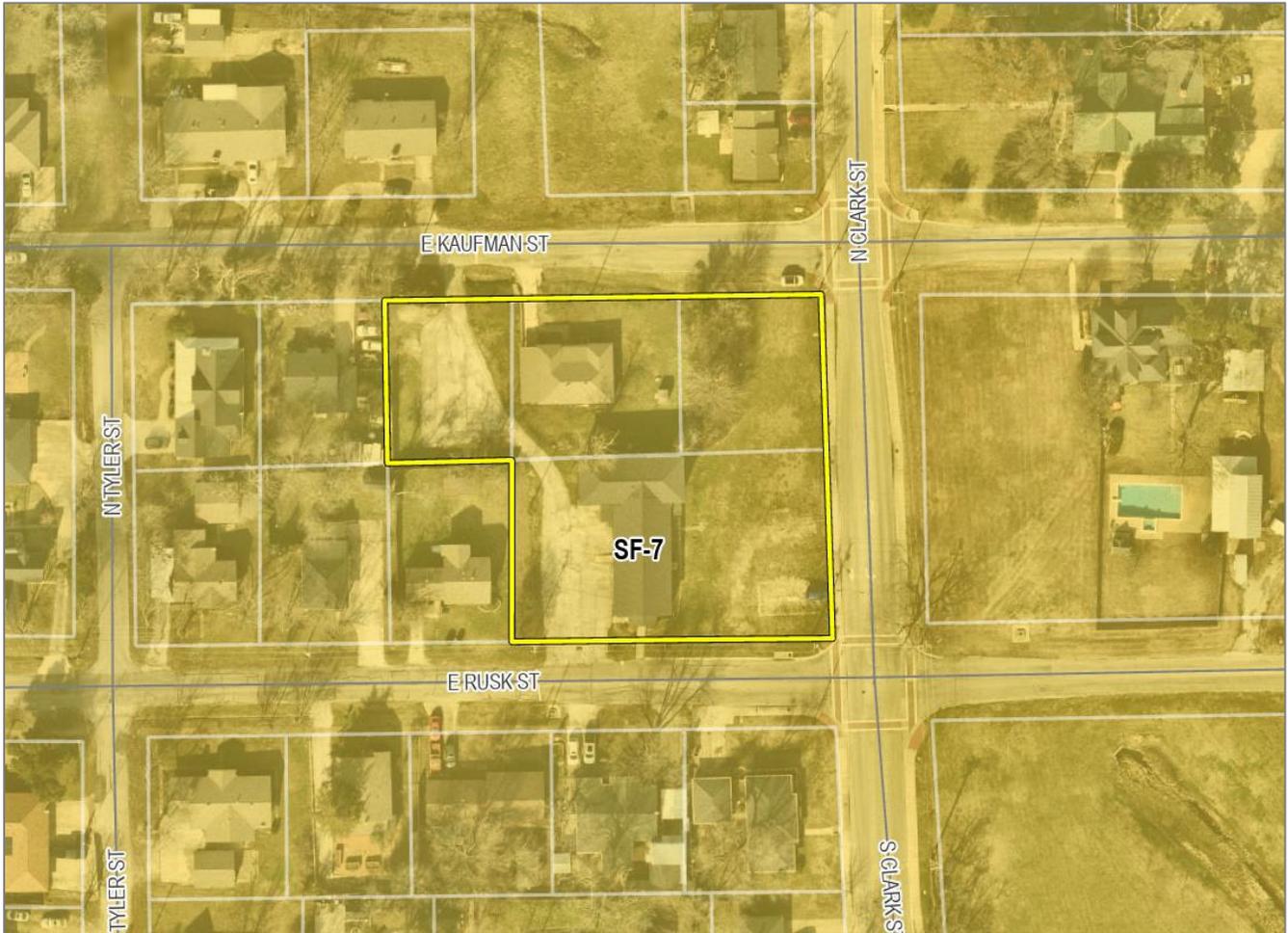
South: Directly south of the subject is E. Rusk Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. 606, 608, & 610 E. Rusk Street; 102 & 106 S. Clark Street; 609 E. Washington Street*) developed with one (1) *Duplex* and four (4) single-family homes. All of these properties are classified a *Medium Contributing Properties* within the Old Town Rockwall (OTR) Historic District and are zoned Single Family 7 (SF-7) District. Following this is E. Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.503-acre parcel of land (*i.e. 104 S. Clark Street*) developed with a single-family home that is designated as a *High Contributing Property* and is located within the Old Town Rockwall (OTR) Historic District. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. East of this is an 18.407-acre parcel of land (*i.e. Rockwall School No. 1 Addition*) developed with the Howard Dobbs Elementary School. Both of these properties are zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 603 & 605 E. Rusk Street*) developed with *Low Contributing* single-family homes. Beyond this are three (3) parcels of land (*i.e. 604 E. Kaufman Street; 601 E. Rusk Street; 102 N. Tyler Street*) developed with single-family homes that are designated as *Medium Contributing Properties*. Following this is N. Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

On October 29, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*. Included with the applicant's request are a list of development standards, a concept plan, and conceptual building elevations. Based on the proposed concept plan the ~9,700 SF performance center will be located along N. Clark Street with the majority of the parking located behind the building. In addition, the ~2,000 SF practice hall is located at the rear of the subject property and faces on E. Kaufman Street. The provided building elevations indicate that the proposed buildings will clad in 100% lap siding.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." In addition, Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning

recommendation. In this case the applicant is proposing to [1] demolish the existing buildings, [2] construct a new performance center and practice hall, and [3] change the zoning from Single-Family 7 (SF-7) District to a Planned Development. Based on this scope of work, the applicant is required to request a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

In reviewing the applicant’s request against the Unified Development Code (UDC) the following guidelines apply:

Zoning Change: According to Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning recommendation. In this case, the existing *Theater* has held a Certificate of Occupancy (CO) since 1998 [*Permit No. CO1998-1039*] and is legally non-conforming. This means the subject property is permitted to remain in the current condition; however, if any changes are proposed the subject property must be brought into conformance. According to the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Theater* is not permitted within a Single Family 7 (SF-7) District. Given this, the applicant is requesting a zoning change from Single Family 7 (SF-7) District to Planned Development District for Single-Family 7 (SF-7) District land uses where the *Theater* land use is also a permitted *by-right* land use. In addition, the applicant has provided a list of development standards they are requesting to deviate from in order to address site constraints and the residential adjacencies. A summary of the density and dimensional requirements for the subject property and the proposed standards conformance to the current zoning are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Proposed Conformance to the Standards</i>
<i>Minimum Lot Area</i>	7,000 SF	X=35,066 SF; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X>60-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=100-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	20-Feet	X=20-feet E. Kaufman Street; <i>In Conformance</i> X=15-feet N. Clark Street; <i>Non-Conforming</i> X=20-feet E. Rusk Street; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Side Yard Adjacent to Residential</i>	20-Feet	X=10-feet; <i>Non-Conforming</i>
<i>Maximum Building Height</i>	32-Feet	X=45-feet; <i>Non-Conforming</i>
<i>Max Building/Lot Coverage</i>	45%	X=33.37%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1/3 Seats = 54 spaces	X=51; <i>Non-Conforming</i>

The items listed above as non-conforming indicate where the applicant is requesting deviations from the base zoning -- *Single Family 7 (SF-7) District* -- as outlined within Unified Development Code (UDC). In order to facilitate the applicant’s request, these non-conforming items are written as development standards within the *Draft Ordinance*. In addition to the density and development requirements listed above, the applicant is requesting the following variations from the Unified Development Code (UDC): [1] to allow a ten (10) foot residential adjacency buffer with a wood fence and canopy trees in lieu of a 20-foot adjacency buffer with three (3) tiered landscaping and a wrought iron fence, [2] reduced landscape buffer requirements along E. Kaufman Street, N. Clark Street, and E. Rusk Street, and [3] allow parking within a landscape buffer. All this being said, the zoning change request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

Demolition: According to Subsection 06.03(J), *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a) Certificate of Appropriateness (COA) is required prior to receiving a permit for demolition of a property within a historic district, including secondary buildings.” In addition, Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that “...a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below. Demolition of a structure would be allowed if:

- (1) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- (2) A structure does not contribute to the historical or architectural character and importance of the Historic District (e.g. a *Non-Contributing structure*), and its removal will result in a positive, appropriate visual effect on the Historic District; or

- (3) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (see Section 11, *Demolition by Neglect*).

In this case, the applicant's request does not appear to meet item #3 listed above as there is not an imminent threat to the health, safety and welfare. Given this, the Historic Preservation Advisory Board (HPAB) is tasked with determining whether the structures have [1] lost their architectural and historical integrity and importance, and their removal will not result in a negative, less appropriate visual effect on the Historic District, or [2] whether the structures contribute to the historical or architectural character and importance of the Historic District. According to the *2017 Historic Resource Survey*, the single-family home -- situated on 610 E. Kaufman Street -- was constructed circa 1950, has had the doors replaced, and is classified as a *Medium Contributing Property*. The *Theater* -- situated on 609 E. Rusk Street -- was constructed circa 1955 as a *Church/House of Worship*, has had the doors, windows, and some exterior wall materials replaced, and is classified as a *Medium Contributing Property*. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations. In this case, the proposed existing assets have changed from their historical origins, and the applicant's request maybe appropriate considering their intended improvements to the property; however, the demolition request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

New Construction: According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." In addition, according to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA).

In reviewing the applicant's concept plan and conceptual building elevations against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

- (a) *Height*. According to Section 07(A), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ll new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face." In this case, the proposed performance center will be 40-feet in total height, and the proposed practice building is approximately 21.17-feet in total height or approximately 18.50-feet at the midpoint of the pitched roof. In review of the surrounding properties, they are all one (1) story single-family homes with the exception of the two (2) story single-family home east -- across N. Clark Street -- of the subject property. The applicant has indicated that the increased height for the performance building is due to the nature of the use.
- (b) *Building Setback and Orientation*. According to Section 07(B), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ll ... new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing." In addition, "(a) new commercial structure should not be oriented toward a residential block face." In this case, the proposed performance center is being brought closer to N. Clark Street, but faces internal to the site, and the practice building is pushed back from E. Kaufman Street, but faces the roadway.
- (c) *Building Facades and Materials*. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), all proposed building materials shall be made of "the original exterior facade materials..."; however, "...complementary exterior materials may be used." The existing single-family home utilizes

stone, and the existing *Theater* utilizes lap-siding, board and batten siding, and brick. In this case, the applicant is proposing two (2) new buildings that will utilize 100% lap siding and standing seam metal roofing.

- (d) Roofs. According to Section 07(D), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(r)ooof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.” In addition, “(r)ooof materials/colors should be visually compatible and compliment the style and period of the structure.” In this case, the existing single-family home and *Theater* have both hip and gabled roofs with architectural shingles. The applicant is proposing to utilize both gable and hip roof design with standing seam metal roofing.
- (e) Fences. According to Section 07(H), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.” In this case, the applicant is proposing to utilize a six (6) foot cedar fence in lieu of a six (6) foot wrought iron fence -- *as required by the residential adjacency standards* -- between the subject property and the residential properties. The applicant has indicated that they believe it will better screen the new buildings and be more in kind with adjacent residential fences.
- (f) Parking. According to Section 07(K), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(o)ff-street parking should be provided behind the front facade of the main structure on the property.” In this case the subject property is bounded on three (3) sides by a roadway. The proposed concept plan indicates the majority of the parking will be located behind the performance center, with one (1) additional row of parking being located between the performance center and E. Kaufman Street.

All this being said, the Certificate of Appropriateness (COA) for the proposed scope of work (*i.e. zoning change, demolition, and new construction*) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On November 4, 2025, staff mailed 37 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) The proposed *Theater* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit ‘B’* and *Exhibit ‘C’* of the Planned Development District Ordinance; and,
- (3) The proposed *Theater* shall be required to conform to the *PD Development Standards* contained within *Exhibit ‘D’* of the Planned Development District Ordinance; and,
- (4) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS (SELECT APPLICABLE):

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS (SELECT APPLICABLE):

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 609 E Rusk Street

SUBDIVISION _____

LOT _____

BLOCK _____

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

Architect

OWNER(S) NAME Darlene Singleton

APPLICANT(S) NAME Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST (PLEASE PRINT)

CONSTRUCTION TYPE (CHECK ONE):

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ 5,000,000

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

The Rockwall Community Playhouse is a nonprofit corporation run by community volunteers out of the old church building located at East Rusk and North Clark Streets. Now in their 30th season, the group has outgrown their current building and are applying to construct a new building to better suit the needs of the community. In doing so, they will provide more parking on site to help alleviate current parking issues. The new building will allow for them to better provide theater productions, youth programs, special needs programs, and summer programs.

OWNER & APPLICANT STATEMENT (ORIGINAL SIGNATURES REQUIRED)

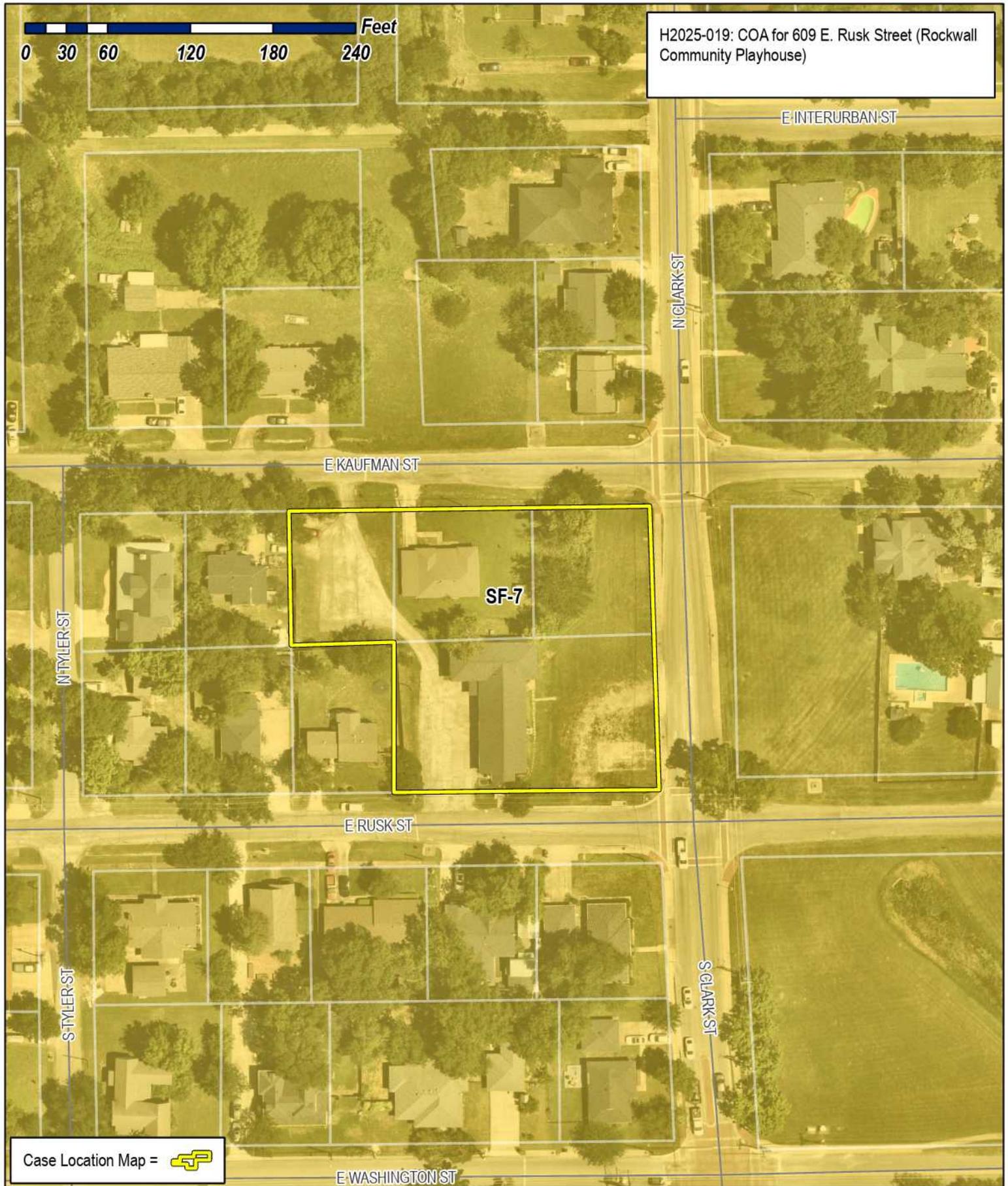
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2025-019: COA for 609 E. Rusk Street (Rockwall Community Playhouse)



Case Location Map =



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

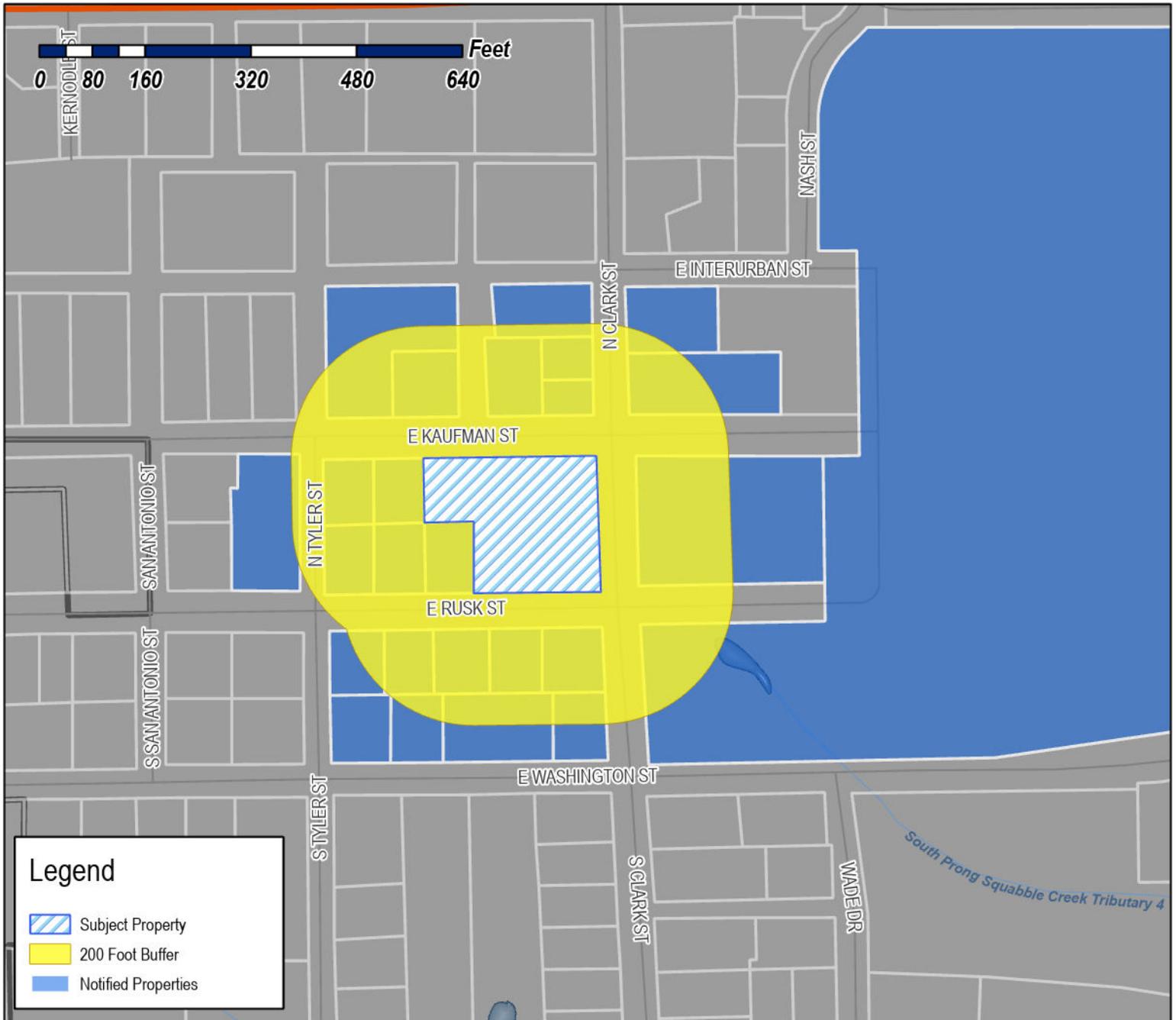




City of Rockwall

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

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Case Number: H2025-019

Case Name: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

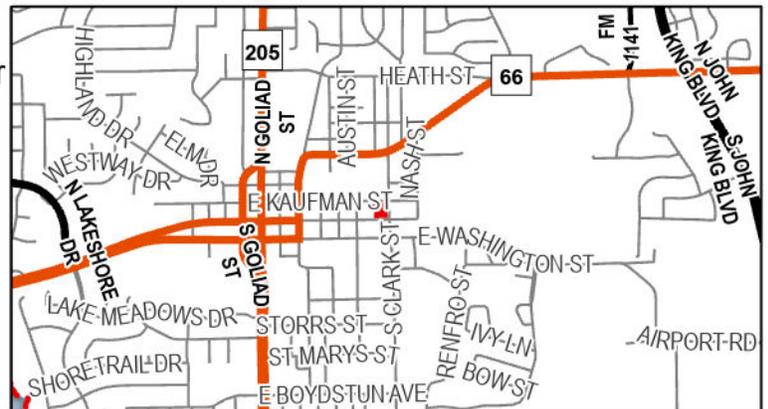
Case Type: Historic

Zoning: Single-Family 7 (SF-7) District

Case Address: 609 E. Rusk Street & 606, 610 & 612 Kaufman Street

Date Saved: 11/4/2025

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



QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
106 S CLARK ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

RAGSDALE DONALD K & FRANCES
202 N CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N Clark St
Rockwall, TX 75087

CAWTHON PAULETTE DENISE
205 N CLARK ST
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A
206 N CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
610 E KAUFMAN
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 100
Rockwall, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2025-019: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

Hold a public hearing to discuss and consider a request by Jonathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) Medium Contributing Structures, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties being a 0.805-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, November 20, 2025 at 6:00 PM. This hearing 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:

Henry Lee
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 Thursday, November 20, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2025-019: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

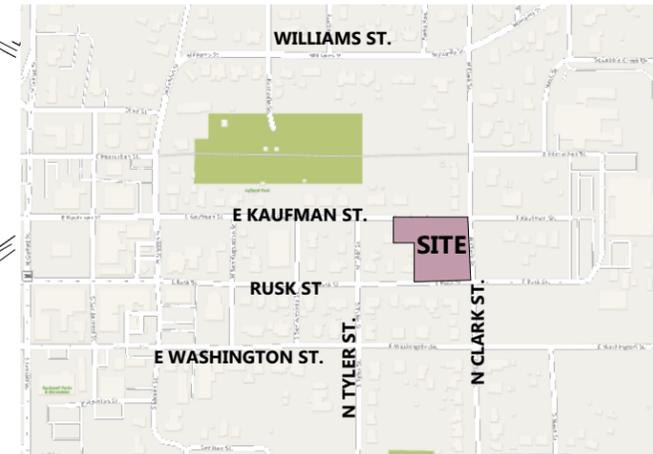
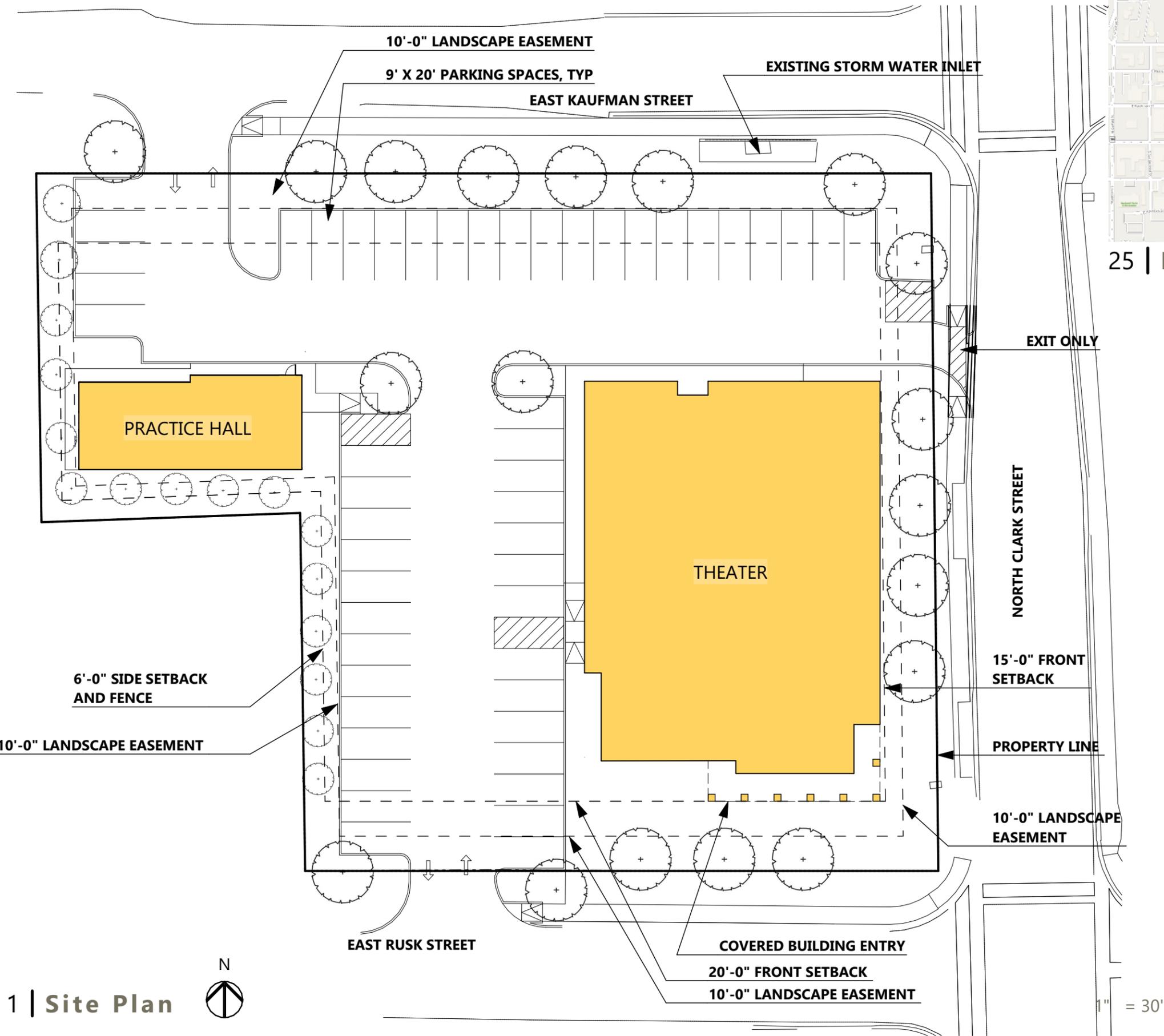
Please place a check mark on the appropriate line below:

- 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:

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



25 | Location Map



Rockwall Community Playhouse
Rockwall, Texas

SITE PLAN

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

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Regulatory Approval, Permit or
Construction. Carl M. Malcolm, Registered
Architect of State of Texas, Registration
No. 23379.

#2019009 thaole



1" = 30'



Rockwall Community Playhouse

Rockwall, Texas

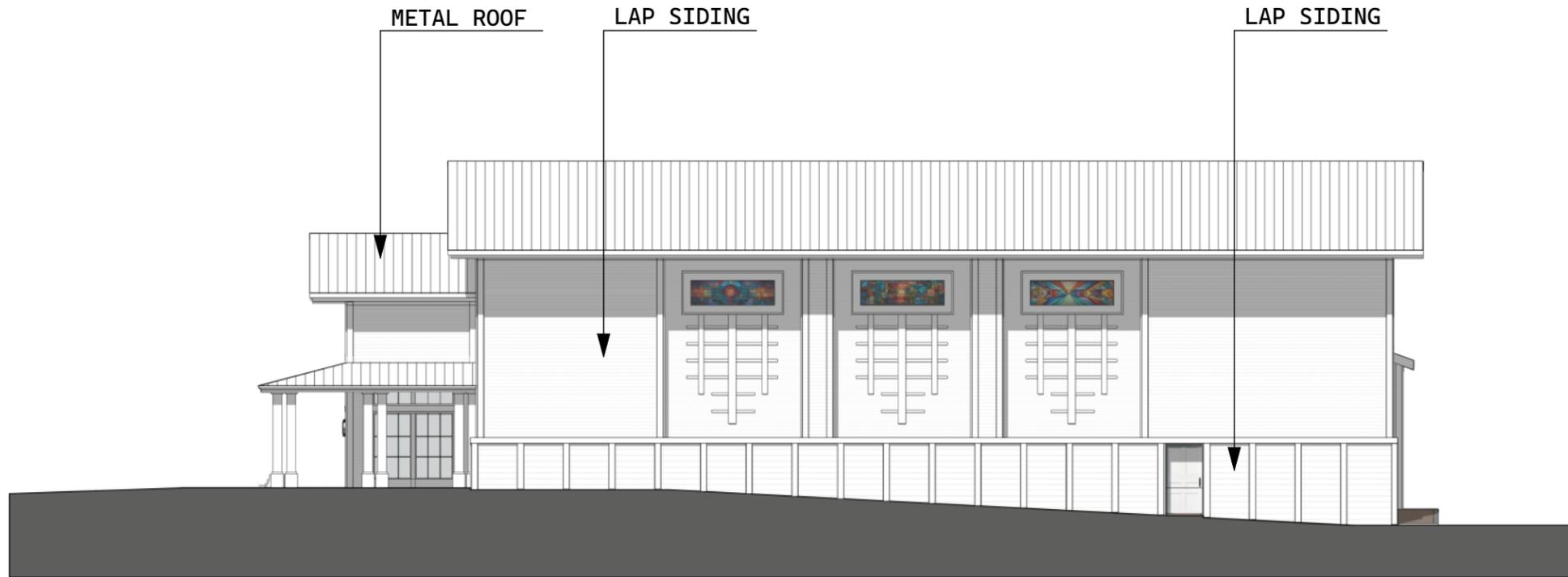
PLAYHOUSE ELEVATIONS

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Architect of State of Texas, Registration
No. 23379.

#2019009 thaole

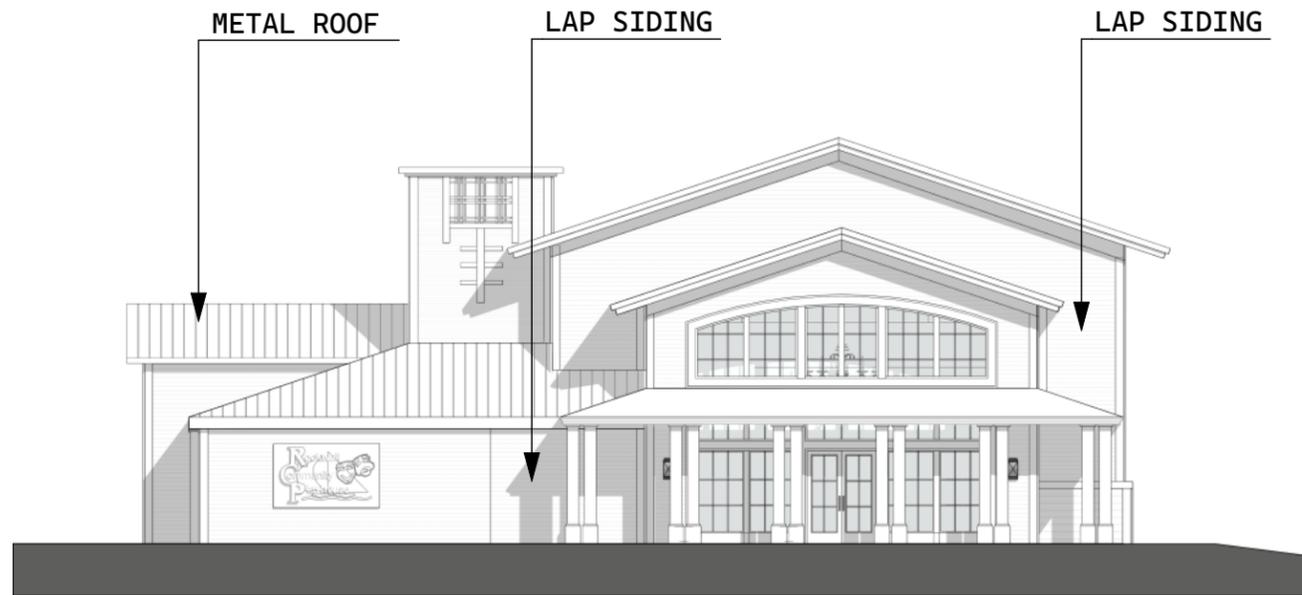


10/28/2025



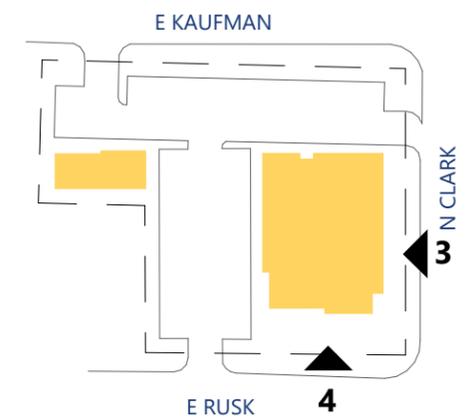
3 THEATER - EAST ELEVATION

Scale: 1/16" = 1'-0"



4 THEATER - SOUTH ELEVATION

Scale: 1/16" = 1'-0"



2

Key Plan NOT TO SCALE

10/28/2025



Rockwall Community Playhouse

Rockwall, Texas

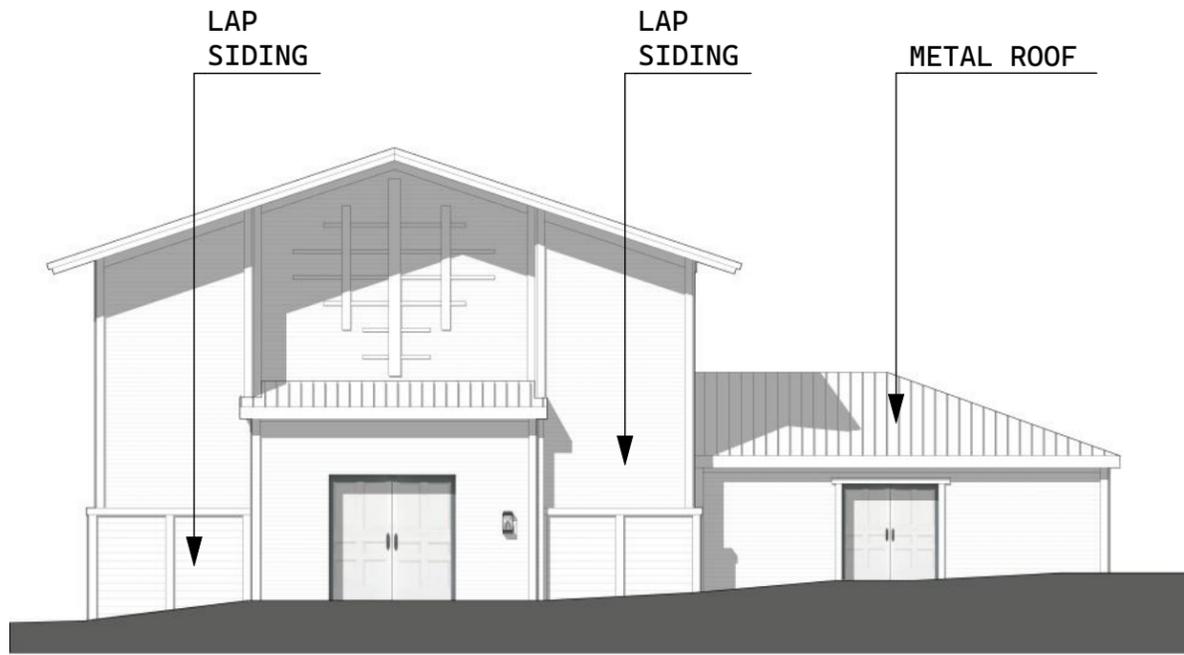
PLAYHOUSE ELEVATIONS

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Architect of State of Texas, Registration
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#2019009 thaole

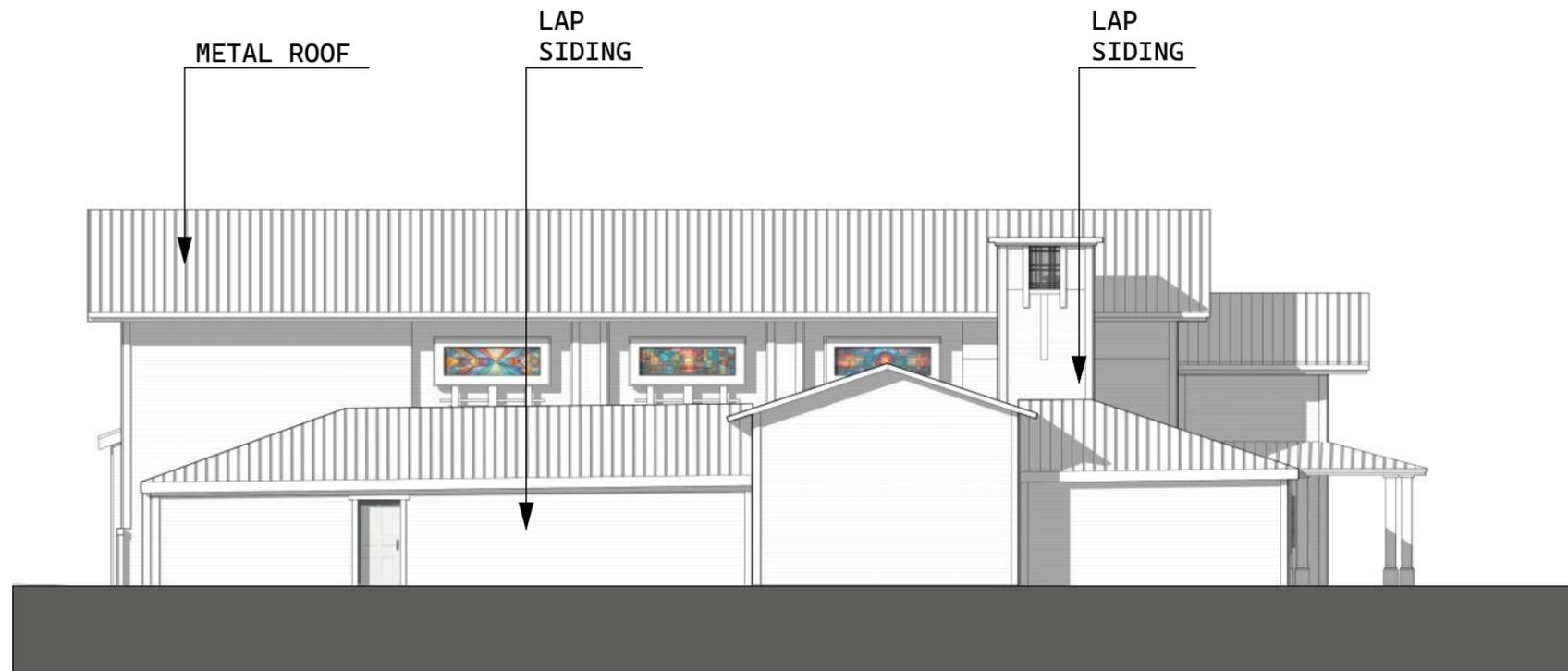


10/28/2025



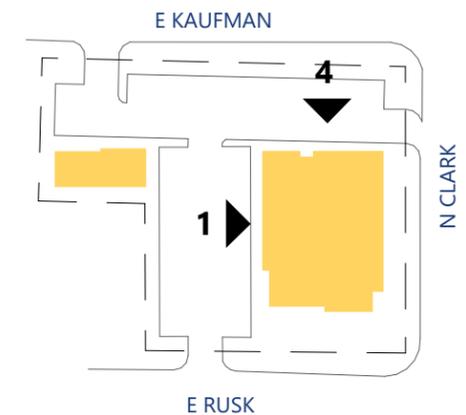
4 THEATER - NORTH ELEVATION

Scale: 1/16" = 1'-0"



1 THEATER - WEST ELEVATION

Scale: 1/16" = 1'-0"



3

Key Plan
NOT TO SCALE

10/28/2025



Rockwall Community Playhouse

Rockwall, Texas

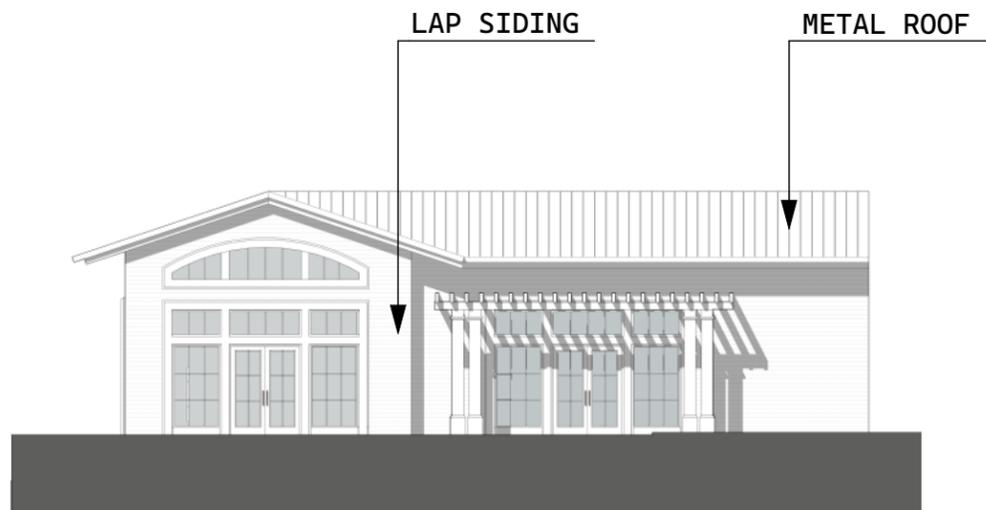
PRACTICE HALL ELEVATIONS

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Architect of State of Texas, Registration
No. 23379.

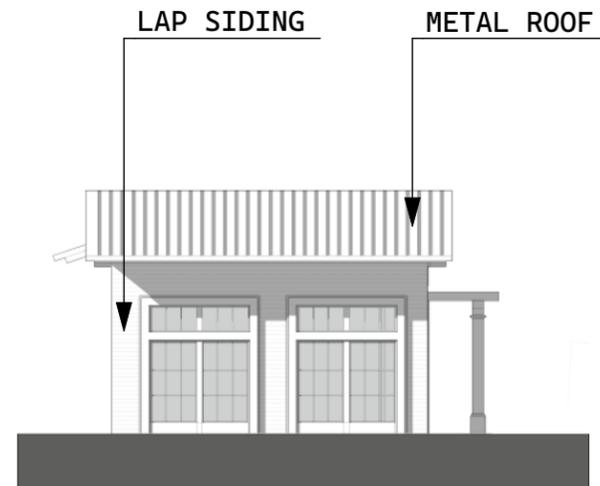
#2019009 thaole



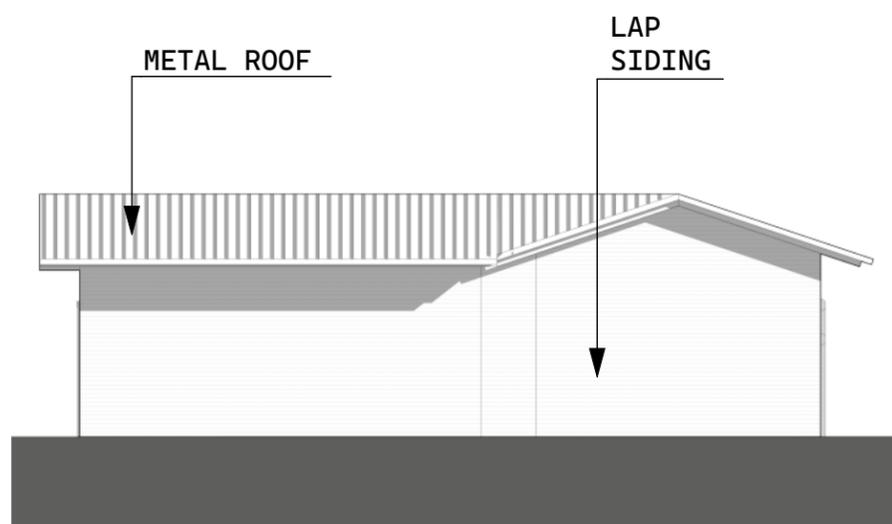
10/28/2025



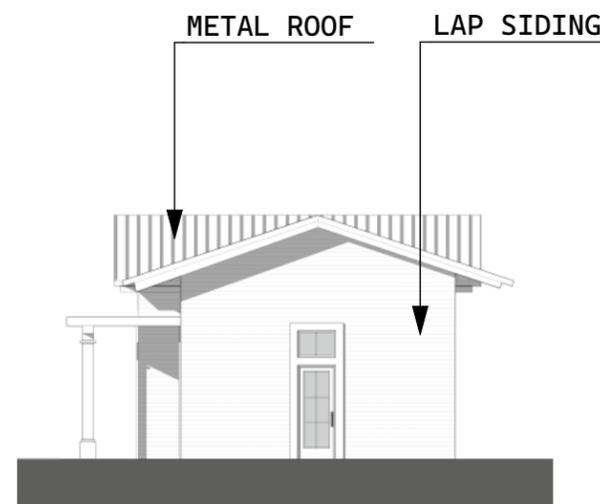
2 PRACTICE HALL - NORTH ELEVATION
Scale: 1/16" = 1'-0"



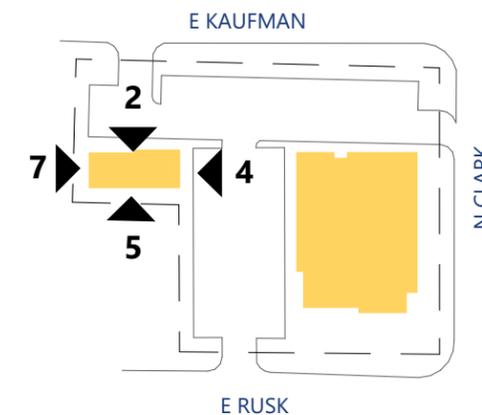
4 PRACTICE HALL - EAST ELEVATION
Scale: 1/16" = 1'-0"



5 PRACTICE HALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



7 PRACTICE HALL - WEST ELEVATION
Scale: 1/16" = 1'-0"



1 Key Plan
NOT TO SCALE

Rockwall
Community
Playhouse
972-721-3399

972-721-3399
NONCRACKERS
NOVEMBER 26 -
DECEMBER 12
APPROV OCT 20 7 PM

609

NOV 11 2004



609

972-722-3399
"THE RCP STAR PLAYERS"
HIGH SCHOOL MUSICAL
AUGUST 18 - 7:30PM
& 19 - 2:00PM
9 TO 5 NEXT EVENT





972-722-3399
FINDING NEMO JR
JUNE 18-29
STAR PLAYERS JULY 18-19
FOOTLOOSE
JULY 25 - AUG 3

609

RESERVED FOR
PATRON PARKING



SCHOOL
SPEED
LIMIT
20
7:30 AM - 8:15 AM
2:45 PM - 3:30 PM

NOV 11 2004



NOV 11 2004



6100

FOR SALE
BY OWNER
CALL 502-333-1111
OR 502-333-1112

JUL 12 2004



8110

Call for more info
at 200-111-1111
or 200-111-1111

JUL 12 2004

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD - XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*,

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF FEBRUARY, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 20, 2026

2nd Reading: February 2, 2026

DRAFT
ORDINANCE
17.20.2025

EXHIBIT 'A':
Legal Description and Survey

BEING 1.04 acres of land situated in Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);

THENCE South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

THENCE North 01°14'22" West, a distance of 105.104 feet for a corner;

THENCE South 88°58'51" West, a distance of 72.321 feet for a corner;

THENCE North 01°13'29" West, a distance of 96.558 feet for a corner;

THENCE North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

THENCE South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the **POINT OF BEGINNING AND CONTAINING** 1.04 acres of land (45,116.096 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan

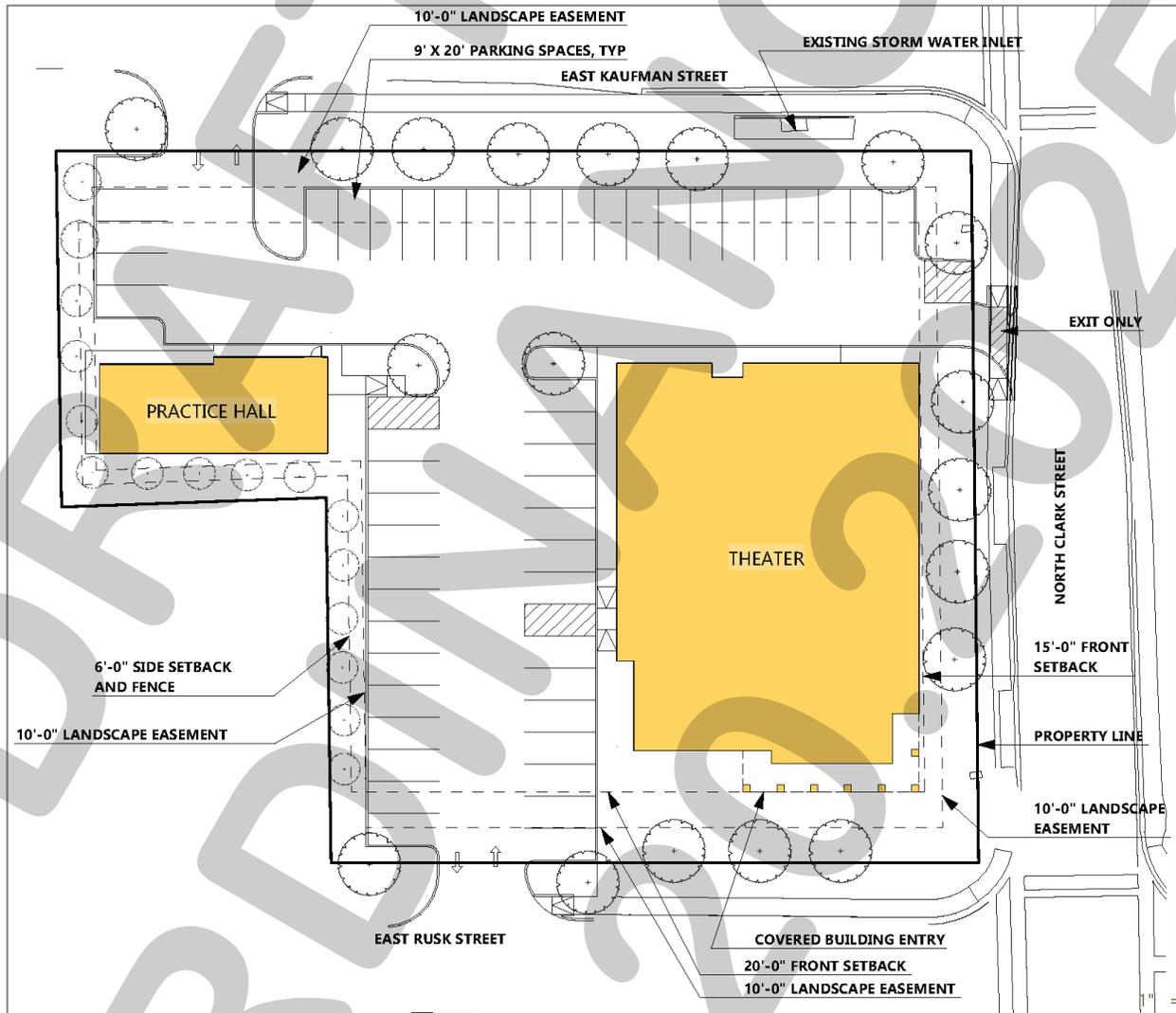
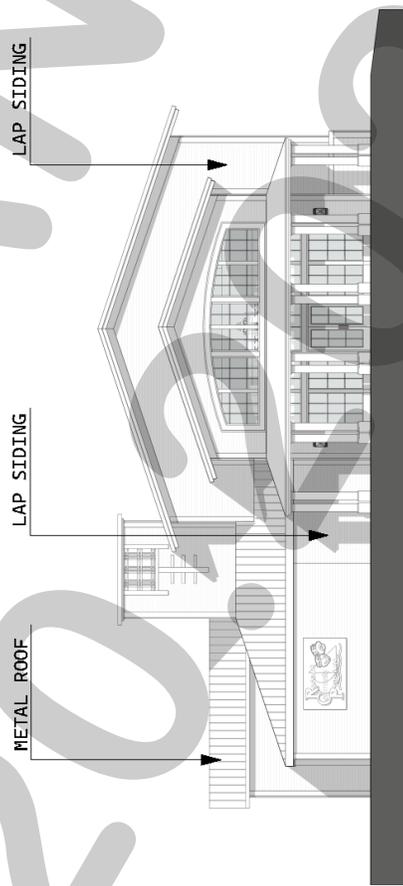


EXHIBIT 'C':
Conceptual Building Elevations

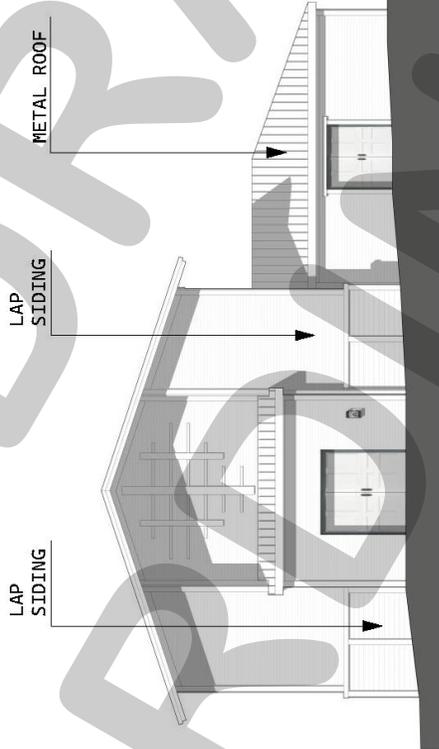


3 THEATER - EAST ELEVATION
Scale: 1/16" = 1'-0"



4 THEATER - SOUTH ELEVATION
Scale: 1/16" = 1'-0"

EXHIBIT 'C':
Conceptual Building Elevations

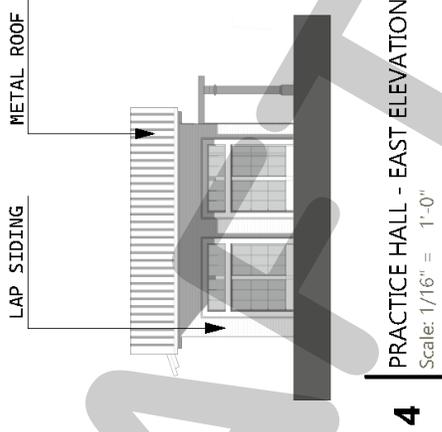


4 THEATER - NORTH ELEVATION
Scale: 1/16" = 1'-0"

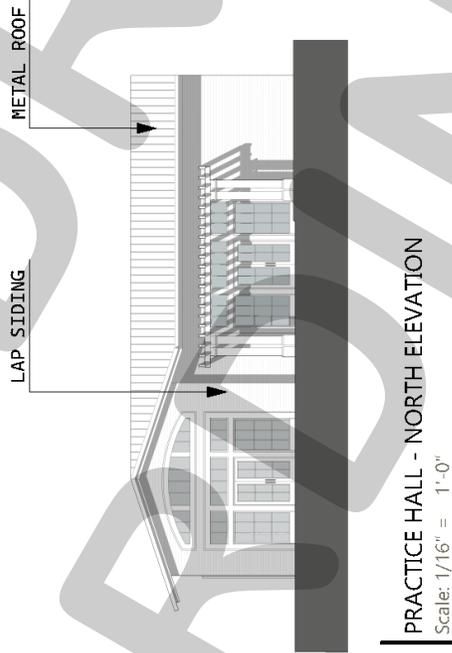


1 THEATER - WEST ELEVATION
Scale: 1/16" = 1'-0"

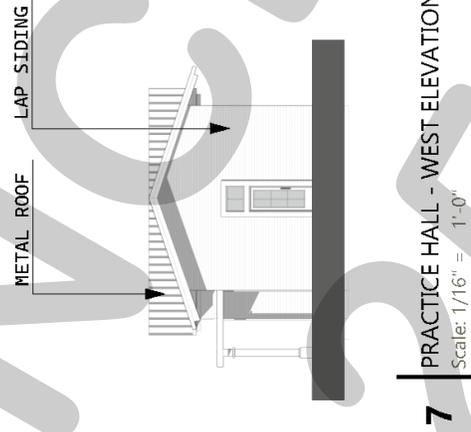
EXHIBIT 'C':
Conceptual Building Elevations



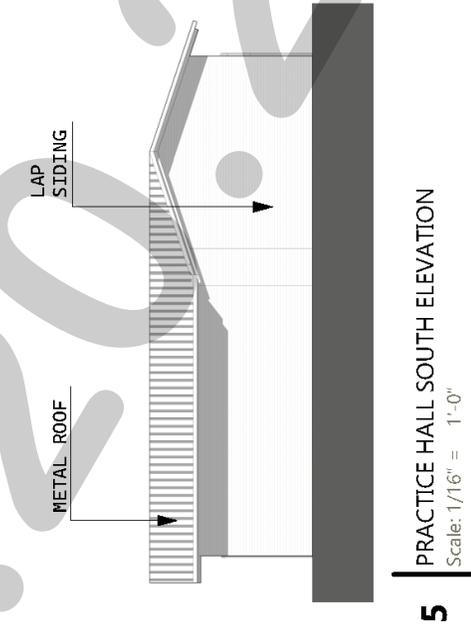
4 PRACTICE HALL - EAST ELEVATION
Scale: 1/16" = 1'-0"



2 PRACTICE HALL - NORTH ELEVATION
Scale: 1/16" = 1'-0"



7 PRACTICE HALL - WEST ELEVATION
Scale: 1/16" = 1'-0"



5 PRACTICE HALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"

EXHIBIT 'D':
PD Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

- Theater¹

NOTE:

¹: Theater. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

- (2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS

ORDINANCE PROVISIONS	ZONING DISTRICT STANDARDS
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	10'
SIDE YARD ADJACENT TO RESIDENTIAL	10'
MAXIMUM BUILDING HEIGHT	45'
MAX BUILDING/LOT COVERAGE	45%
MINIMUM NUMBER OF PARKING SPACES	1 PER 3.20 SEATS

- (3) Residential Adjacency. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.
- (4) Landscape Standards. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

EXHIBIT 'D':
PD Development Standards

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

- (1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.
- (2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.
- (3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: November 20, 2025

APPLICANT: Bevin Lock

CASE NUMBER: H2025-020; *Certificate of Appropriateness (COA) for 501 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Bevin Lock on behalf of Katie Hudson Thompson for the approval of a *Certificate of Appropriateness (COA)* for various improvements on a *Medium Contributing Property* being a 0.3134-acre parcel of land identified as Lot 1 of the Monnie Rodgers Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Munson Street, and take any action necessary.

BACKGROUND

The 1,816 single-family home -- *situated on 501 Munson Street* -- was constructed circa 1901 utilizing the *Square Plan* with *National Folk* stylistic influences. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The *2017 Historic Resource Survey* also states that some of the windows have been replaced, the doors have been replaced, and the porch has been altered. In addition to the single-family home, there is a 400 SF *Detached Garage* constructed in 1980, and a 400 SF *Accessory Building* constructed in 1975. The subject property is a part of Old Town Rockwall (OTR) Historic District, and was annexed prior to 1905 based on the July 1905 Sanborn Maps. On May 15, 1964, the subject property was established as Lot 1 of the Monnie Rodgers Subdivision.



SUBJECT PROPERTY: NOVEMBER 2025

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the replacement of siding, windows, and decking on the single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 Munson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land (*i.e. 211, 213, 215, 305, 307, & 309 Tyler Street, & 602 E. Washington Street*) developed with single-family homes, zoned Single Family 7 (SF-7) District, that are located within the Old Town Rockwall (OTR) Historic District. Beyond this is E. Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Munson Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary for the Old Town Rockwall (OTR) Historic District. Following this

are three (3) parcels of land (*i.e.* 502 Munson Street, 405 Tyler Street, & 601 Storrs Street) developed with single-family homes that are zoned Single Family 7 (SF-7) District.

East: Directly east of the subject property are six (6) parcels of land (*i.e.* 503, 505, 507, 509, 511, & 513 Munson Street) developed with single-family homes. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 1.181-acre parcel of land (*i.e.* 307 S. Clark Street) developed with a single-family home, and classified as a *High Contributing Property*. All of these properties are zoned Single Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is Tyler Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (*i.e.* 309 Star Street, & 407 & 409 Munson Street) developed with single-family homes, zoned Single Family 7 (SF-7) District, and located within the Old Town Rockwall (OTR) Historic District. Following this is Star Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace the siding, the windows, and decking on the single-family home. The applicant has indicated that the existing four (4) inch siding is rotten in many areas and needs to be removed. The new siding will be six (6) inch smart lap siding that will be painted white. Currently, the windows are aluminum, with the exception of one (1) window that is wood. These will be replaced with vinyl windows and the trim will be painted black. Lastly, any rotten decking on the front porch will be removed and replaced.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is considered to be a *Medium-Contributing Property*. Furthermore, according to Subsection 06.01, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) as provided for in Subsection 06.02, *Historic Overlay District*, of Article 05, *District Development Standards*." In this case, the replacement of the siding, windows, and decking require a building permit and/or are visible changes to the exterior of the property. Based on this, the applicant is required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

Siding and Decking. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), all proposed building materials shall be made of "the original exterior facade materials..."; however, "...complementary exterior materials may be used." In this case, the applicant is removing the existing four (4) inch siding, and replacing it with six (6) inch smart lap siding that will be painted. In addition, the applicant will be replacing the decking on the front porch with new boards. Staff should note that the applicant has indicated that the new siding will be painted white; however, this aspect of the request cannot be considered by the Historic Preservation Advisory Board (HPAB). Based on the applicant's request, the decking replacement appears to meet the guidelines outlined in this section, and the new siding represents a change in material.

Windows. According to Subsection 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...windows on the exterior building facades should be typical of the style and period of the structure." In this case according to the *2017 Historic Resource Survey* indicates that some of the original windows have been replaced. In addition, the applicant has indicated that the windows are aluminum except for one (1) window that is wood. The wood window would most likely be original to the home, with the aluminum windows being added later. This change -- *from wood to aluminum* -- represents one (1) reason why the *2017 Historic Resource Survey* indicated the subject property as *Medium Contributing*. In this case, the applicant is requesting to replace all of the windows with vinyl windows. The applicant has indicated to staff that they are willing to install plain glass windows or gridded window, and has left this item to the discretion of the Historic Preservation Advisory Board (HPAB).

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "... the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...". In this case, the existing home has been altered previously (*i.e. some of the windows have been replaced, the doors have been replaced, and the porch has been altered*) and has been designated as a *Medium-Contributing Property* within the Old Town Rockwall (OTR) Historic District. With regard to the applicant requesting they are [1] replacing decking on a porch that has altered previously, [2] replacing all of the windows on a home that has most of the windows replaced previously, and [3] replacing the four (4) inch wood siding with six (6) inch smart lap siding. Based on this, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On November 4, 2025, staff notified 27 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a *Certificate of Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

START USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 501 MUNSON ST. Rockwall TX

SUBDIVISION _____ LOT _____ BLOCK _____

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: Contractor

OWNER(S) NAME Katie Hudson Thompson

APPLICANT(S) NAME Bevin Locke

ADDRESS 501 Munson St

ADDRESS 9021 James A. Lantana TX 75088

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

- CONSTRUCTION TYPE [CHECK ONE]:
- EXTERIOR ALTERATION
 - NEW CONSTRUCTION
 - ADDITION
 - DEMOLITION
 - RELOCATIONS
 - OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$45,000.00

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Remove + Replace Rotted Siding. Replace with 1/2" lat Siding to be painted. Replace existing w/d of aluminum + wood windows w/ Vinyl windows. Repair rotted deck board on front porch

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]



H2025-020: Certificate of Appropriateness (COA)
for 501 Munson Street



SF-7

STYLER ST

MUNSON ST

TYLER ST

Case Location Map = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

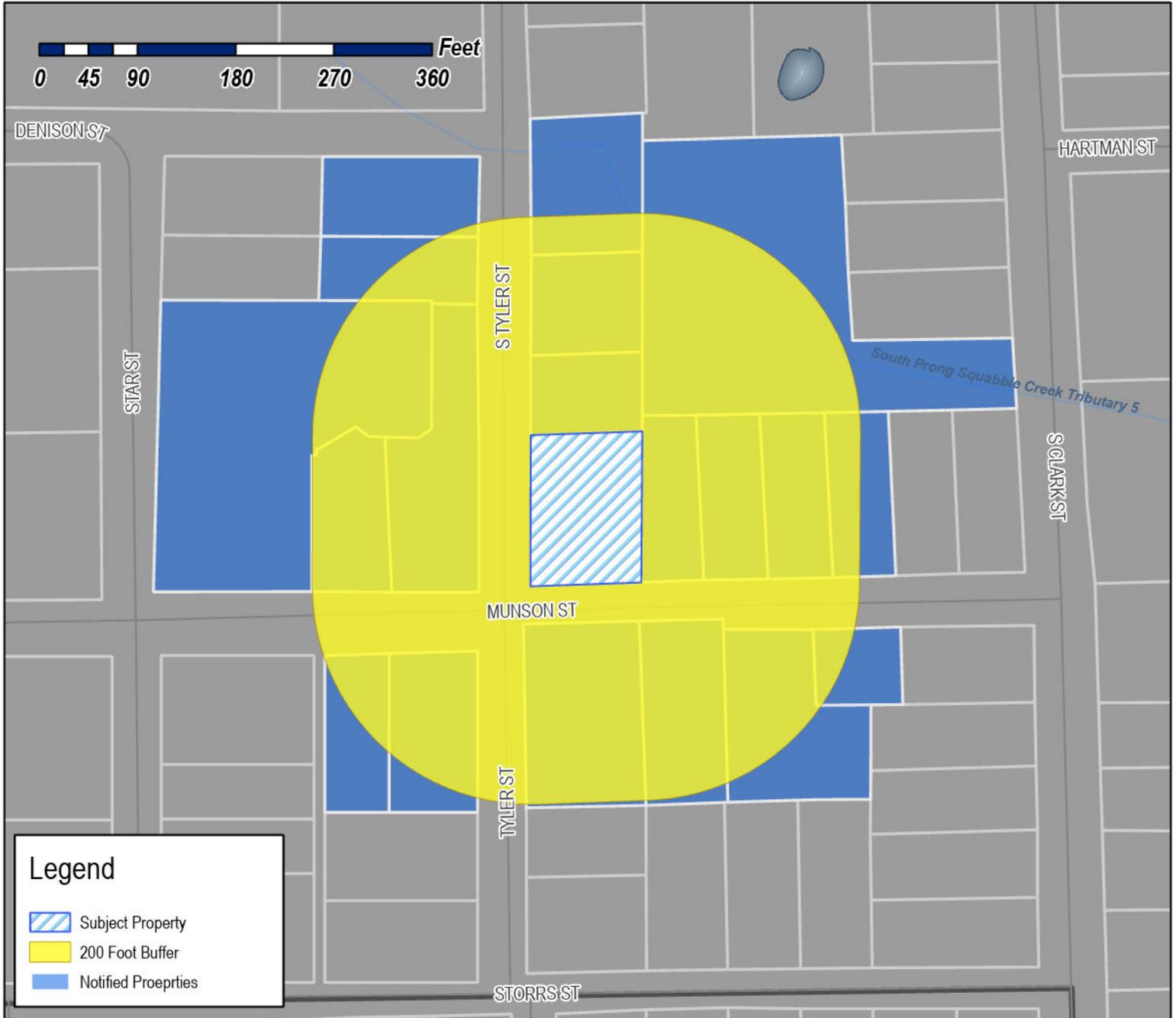




City of Rockwall

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Legend

- Subject Property
- 200 Foot Buffer
- Notified Properties

Case Number: H2025-020
Case Name: Certificate of Appropriateness (COA) for Medium-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Munson Street

Date Saved: 11/3/2025

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



HALL BLAKELEY AND CATHERINE
1006 TIMBERLINE DRIVE
ROCKWALL, TX 75032

HALL BLAKELEY AND CATHERINE
207 EAST RUSK STREET
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

YANEZ MARIA ISaura
304 TYLER STREET
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

RESIDENT
309 TYLER ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

ROBERTSON BETHANY & JAKE
406 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
407 MUNSON ST
ROCKWALL, TX 75087

NORBURY ROBERT G & RITA M
408 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
409 MUNSON ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
504 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
505 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6217 LOCUST ST
ROWLETT, TX 75089

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2025-020: Certificate of Appropriateness (COA) for Various Improvements

Hold a public hearing to discuss and consider a request by Bevin Locke on behalf of Katie Hudson Thompson for the approval of a Certificate of Appropriateness (COA) for various improvements on a Medium Contributing Property being a 0.3134-acre parcel of land identified as Lot 1 of the Monnie Rodgers Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Munson Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, November 20, 2025 at 6:00 PM. This hearing 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:

Henry Lee
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 Thursday, November 20, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2025-020: Certificate of Appropriateness (COA) for Various Improvements

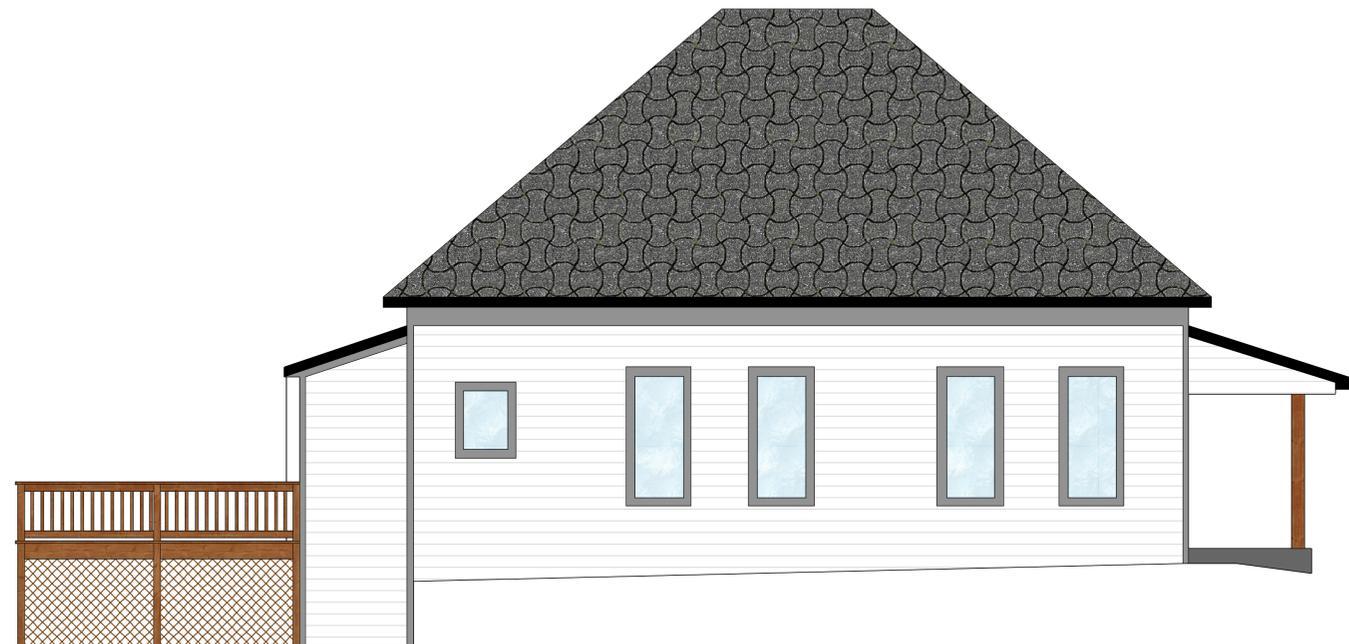
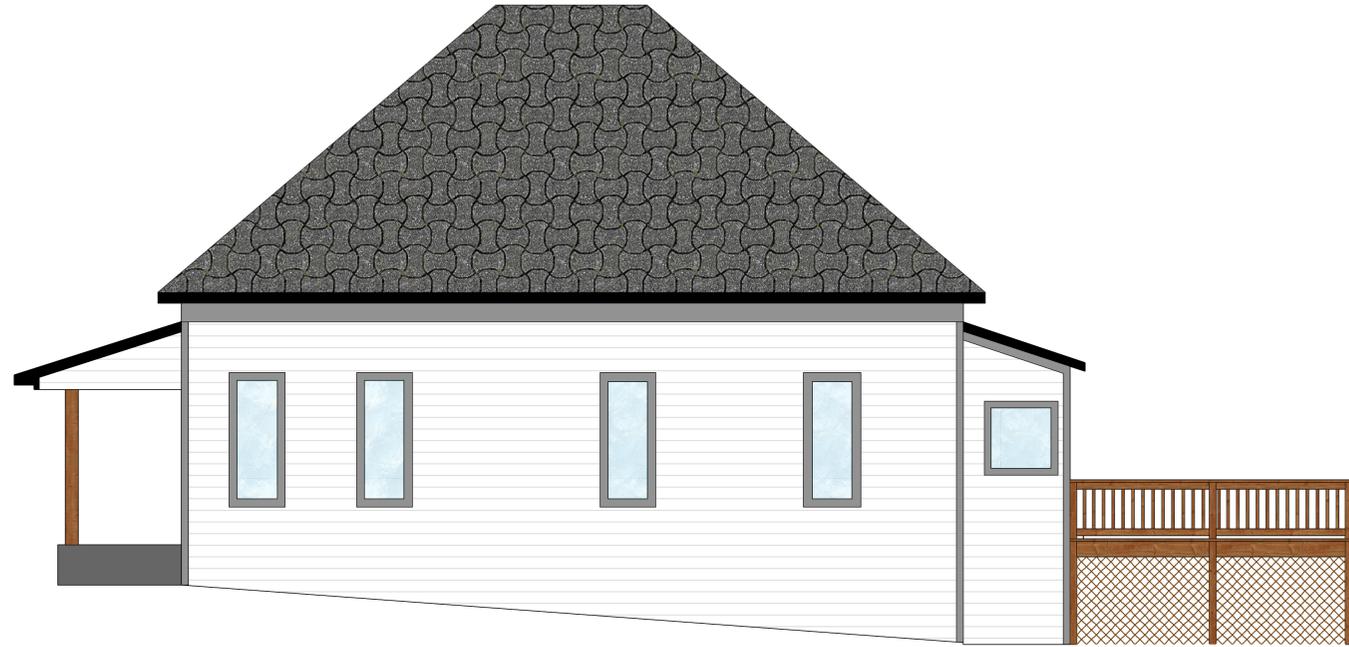
Please place a check mark on the appropriate line below:

- 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:

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



NOTES:

REV	DESCRIPTION	BY	DATE
AMENDMENTS			

TEL: 214-280-0888

CLIENT KATIE THOMPSON

SITE 501 MUNSON ST
ROCKWALL, TX 75087

TITLE RESIDENTIAL
EXTERIOR REMODEL

SCALE	DATE	DRAWN BY
	09/07/2025	MANI SIAOSI

PROJECT NO.	16243	SHEET NO.
DRAWING NO.	45867	A01



NOV 12 2004



JAN 12 2007



501

SEP 10 2008









CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: November 20, 2025

APPLICANT: Shannon Barton

CASE NUMBER: H2025-021; *Certificate of Appropriateness (COA) for 501 E Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Shannon Barton for the approval of a Certificate of Appropriateness (COA) to allow the brick to be painted on a *Non-Contributing Property* being a 0.3060-acre tract of land identified as a portion of Block 20 of the F & M 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 501 E. Kaufman Street, and take any action necessary.

BACKGROUND

The 1,155 SF single-family home -- *situated on the subject property at 501 E Kaufman* -- was constructed circa 1995 according to the 2017 *Historic Resource Survey*. In addition to the existing single-family home, there is an 80 SF storage building constructed in 1995. The single-family home is classified as a *Non-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Non-Contributing* classification is defined as a “(a) building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because (a) It was not present during the period of significance, or (b) Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.”

The subject property was annexed prior to 1911 based on the October 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family 7 (SF-7) District since this change.



FIGURE 1: AUGUST 17, 2012. VIEW FROM E. KAUFMAN STREET.

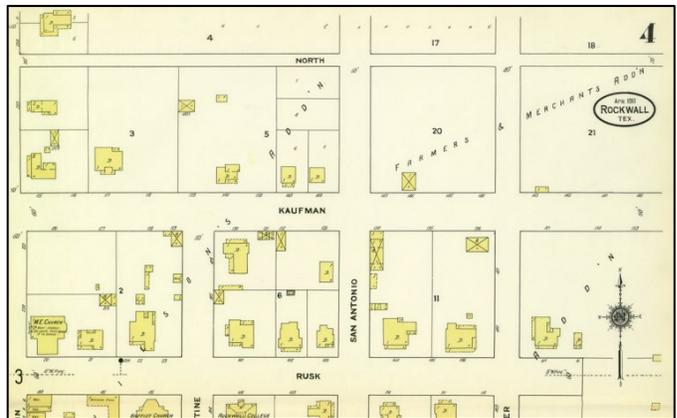


FIGURE 2: 1911 SANBORN MAP

Staff should note this case was initiated by the Neighborhood Improvement Services (NIS) Department through a proactive Code Case [Case No. CE2025-6279]. NIS contacted the property owner on October 25, 2025 and informed them that a Certificate of Appropriateness (COA) would be required before any exterior work could be completed on the subject property. In compliance with this notice, the applicant applied for a COA on October 31, 2025.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of allowing the previously painted brick on the exterior of the single-family home on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.70-acre vacant tract of land owned by Rockwall ISD. Beyond this is are two (2) parcels of land (*i.e. 402 & 406 Williams Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Both of these properties are classified as a *Medium Contributing Properties*. North of this is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 0.23-acre parcel of land (*i.e. 180 San Antonio Street*), which is zoned Single-Family 7 (SF-7) District and development with a single-family home. This property is classified as a *Non-Contributing* property.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 503 & 505 E. Kaufman Street*) developed with single-family homes which are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this are two (2) parcels of land (*i.e. 601 & 605 E. Kaufman Street*) developed with single-family homes which are classified as *Non-Contributing Properties* that are zoned Single-Family 7 (SF-7) District. Beyond that is one (1) vacant parcel of land (*i.e. Part of 22, F&M Addition*) which is classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this are two (2) parcels of land (*i.e. 201 & 203 E Kaufman Street*), which are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. East of this is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 403 & 405 E Kaufman Street*), which are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond that is the boundary for the Old Town Rockwall (OTR) Historic District. West of this are three (3) parcels of land (*i.e. 305, 307, 401 E. Kaufman Street*) developed with single-family homes that are zoned Downtown (DT) District. West of this is are two (2) parcels of land (*i.e. 202 & 204 N. Fannin Street*) developed with commercial businesses (*i.e. Watersedge Counseling and T&T Color Supply*) that are zoned Downtown (DT) District. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The property owner has submitted a request for a Certificate of Appropriateness (COA) to authorize the painting of the existing single-family residence. According to the applicant, the scope of work includes painting the brick exterior white and accenting both the front door and garage door in pink. It should be noted that the painting has already been completed prior to the filing of this request, as depicted in *Figure 3*.



FIGURE 3: NOVEMEBR 14 2025. VIEW FROM E. KAUFMAN STREET.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." The subject property meets these criteria, being situated wholly within the Old Town Rockwall (OTR) Historic District and identified as being located within 200-feet of a contributing property. Therefore, a Certificate of Appropriateness (COA) is required for any exterior alterations visible from the public right-of-way, including the painting of exterior materials.

According to Section 07(M) 1 & 2, *Paint and Color*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) states, "(b)rick, stone, or other naturally or historically unpainted materials should not be painted unless the material has been painted before." This section goes on to state that "(f)lorescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required." In this case, the applicant has painted the brick exterior of the residence white and



FIGURE 4: JUNE 2025. VIEW FROM E. KAUFMAN STREET.

applied pink accent colors to both the front door and garage door. The white finish introduces a stark contrast to the original brick material as shown in *Figure 4*, which may not fully align with the traditional color palette characteristic of contributing structures in the Old Town Rockwall Historic District. Additionally, the pink accent color on primary façade elements represents a modern stylistic choice that diverges from the muted, historically compatible tones typically encouraged within the district.

It should also be noted that the work was completed prior to the filing of this Certificate of Appropriateness (COA) application, as depicted in *Figure 3*. While the applicant has sought approval following completion, the modifications constitute an after-the-fact alteration subject to review for conformance with the UDC and Historic District Guidelines. The Historic Preservation Advisory Board (HPAB) should consider whether the selected colors maintain an appropriate level of compatibility with surrounding historic properties and whether the treatment sufficiently preserves the building's contributing character within the district.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the Historic Preservation Advisory Board (HPAB) must determine whether the painting of the brick will adversely affect the character of the site. Requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On November 3, 2025, staff mailed 19 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

501 E. Kaufman St.

SUBDIVISION

F+M

LOT

PT of 1

BLOCK

20

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME

Shannon Barton

APPLICANT(S) NAME

Shannon Barton

ADDRESS

501 E. Kaufman St.
Rockwall 75087

ADDRESS

501 E. Kaufman St.
Rockwall 75087

PHONE

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

E-MAIL

[REDACTED]

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ 4,000.00

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Exterior Painting

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

Shannon Barton

APPLICANT'S SIGNATURE

Shannon Barton



H2025-021: Certificate of Appropriateness (COA)
for a Non-Contributing Property at 501 E. Kaufman
Street



Case Location Map =



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

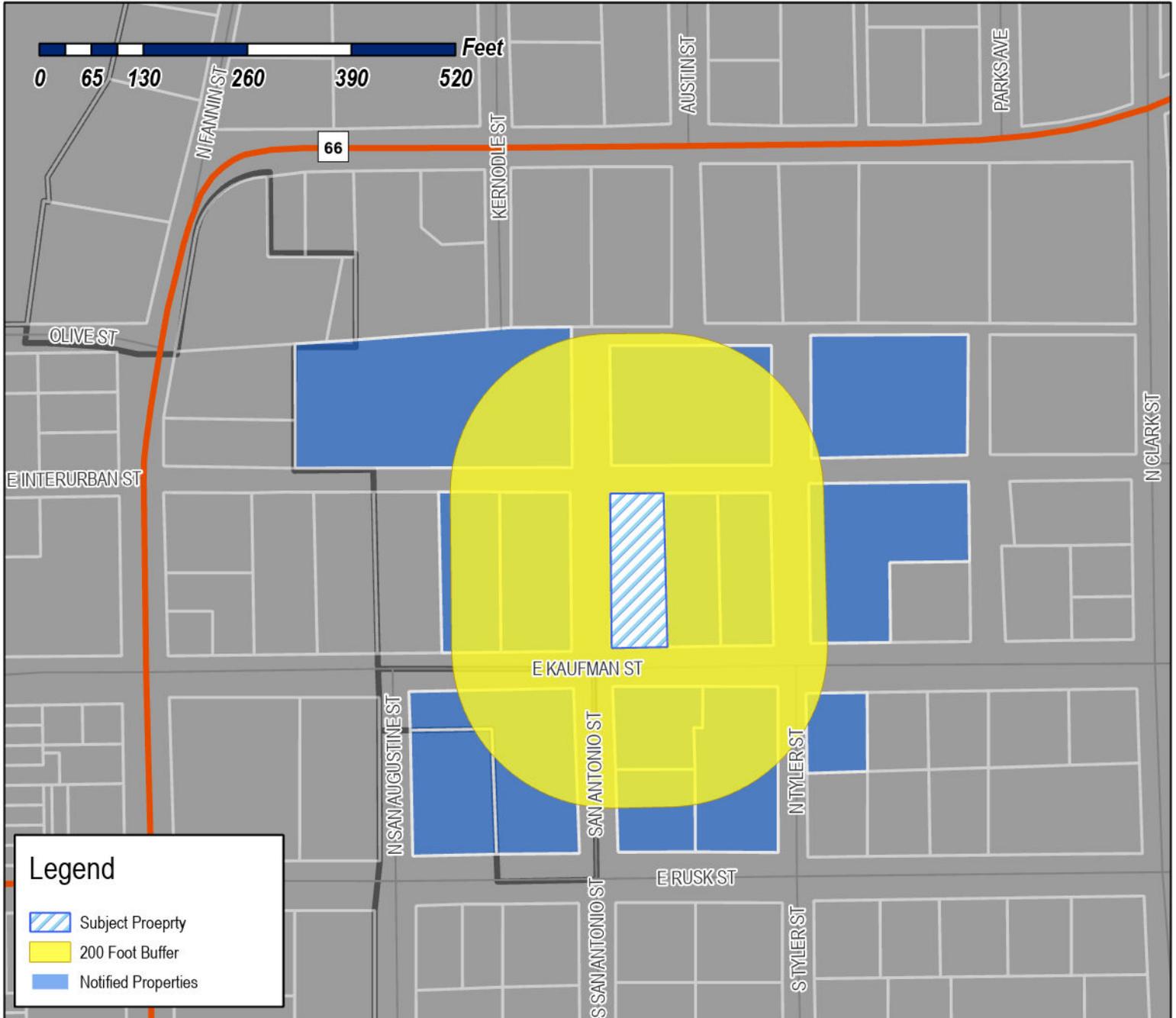




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Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-021
Case Name: Certificate of Appropriateness (COA) for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 E. Kaufman Street

Date Saved: 11/5/2025
 For Questions on this Case Call: (972) 771-7745



SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

HEFLIN JERRY
159 WESTWARD DR
ROYSE CITY, TX 75189

RESIDENT
180 SAN ANTONIO ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
403 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

BYRD CAROL & GARY
707 CULLINS RD
ROCKWALL, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2025-021: Certificate of Appropriateness (COA) to Allow Brick to be Painted

Hold a public hearing to discuss and consider a request by Shannon Barton for the approval of a Certificate of Appropriateness (COA) to allow the brick to be painted on a Non-Contributing Property being a 0.3060-acre tract of land identified as a portion of Block 20 of the F & M 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 501 E. Kaufman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, November 20, 2025 at 6:00 PM. This hearing 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:

Bethany Ross
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 Thursday, November 20, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2025-021: Certificate of Appropriateness (COA) to Allow Brick to be Painted

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name

Address:

Grey bar for Address

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



501

PRAY FOR AMERICA

Smile





NOV 11 2004