



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152022-002 P&Z DATE _____ CC DATE _____ APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

| ZONING APPLICATION |
|--|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE |
| <input type="checkbox"/> PD CONCEPT PLAN |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION |
|--|
| <input type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |
| <input type="checkbox"/> PHOTOMETRIC PLAN |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <input type="checkbox"/> MATERIAL SAMPLES |
| <input type="checkbox"/> COLOR RENDERING |

| PLATTING APPLICATION |
|--|
| <input type="checkbox"/> MASTER PLAT |
| <input type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> FINAL PLAT |
| <input type="checkbox"/> REPLAT |
| <input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT |
| <input type="checkbox"/> VACATION PLAT |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |

| |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input type="checkbox"/> APPLICATIONS |
| <input type="checkbox"/> RECEIPT |
| <input type="checkbox"/> LOCATION MAP |
| <input type="checkbox"/> HOA MAP |
| <input type="checkbox"/> PON MAP |
| <input type="checkbox"/> FLU MAP |
| <input type="checkbox"/> NEWSPAPER PUBLIC NOTICE |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE |
| <input type="checkbox"/> PROJECT REVIEW |
| <input type="checkbox"/> STAFF REPORT |
| <input type="checkbox"/> CORRESPONDENCE |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED |
| <input type="checkbox"/> COPY-MARK-UPS |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE |
| <input type="checkbox"/> PLAT FILED DATE _____ |
| <input type="checkbox"/> CABINET # _____ |
| <input type="checkbox"/> SLIDE # _____ |
| NOTES: _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| ZONING MAP UPDATED _____ |



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MS2022-002

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 602 Williams St

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER APPLICANT

CONTACT PERSON Patricia Edward CONTACT PERSON _____

ADDRESS 602 Williams St ADDRESS _____

CITY, STATE & ZIP Rockwall CITY, STATE & ZIP _____

PHONE 214.315.0474 PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Patricia Edward [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

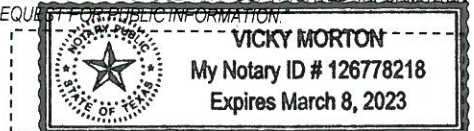
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1-18-2022 DAY OF JANUARY, 2022 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF JANUARY, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton



MY COMMISSION EXPIRES 3-8-2023



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: February 15, 2022
SUBJECT: MIS2022-002; *Special Exception for a Wall at 602 Williams Street*

On December 2, 2021, the Neighborhood Improvement Services (NIS) Department initiated a proactive (*or internal*) compliance case concerning the unpermitted construction of an eight (8) foot cedar fence and the increase/expansion of an existing stone wall and fireplace. Since this work was completed without a building permit, the applicant had not sought approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) or a special exception from the Planning and Zoning Commission. After the applicant and staff spoke about the unpermitted improvements the applicant submitted a Certificate of Appropriateness (COA) application [Case No. H2021-010], which was approved by the Historic Preservation Advisory Board (HPAB) on December 16, 2021 by a vote of 4-1 (*with Board Member Miller dissenting and Board Members McClintock and Bowlin absent*). Following this approval -- *and in accordance with the conditions of approval from Case No. H2021-010* – the applicant submitted a development application for a fence exception on January 18, 2021.

Based on the submitted application, the applicant is requesting to allow the unpermitted improvements to remain in place and to allow a future expansion of the stone wall to continue south along the western property line. The original wall was estimated to be five (5) feet tall, and the finished height of the wall – *after the unpermitted improvements* – is ten (10) feet tall. Utilizing aerial imagery of the existing stone wall, it appears to be approximately 34-feet in length, extending from the rear façade of the home to approximately 13-feet behind the front façade of the guest quarters. Within you packet are photos provided by the applicant and from the Neighborhood Improvement Services (NIS) Department depicting the scope of work completed. Staff has provided a map showing the existing improvements, the unpermitted fence, and the requested extension of the wall (see *Figure 1 below*).

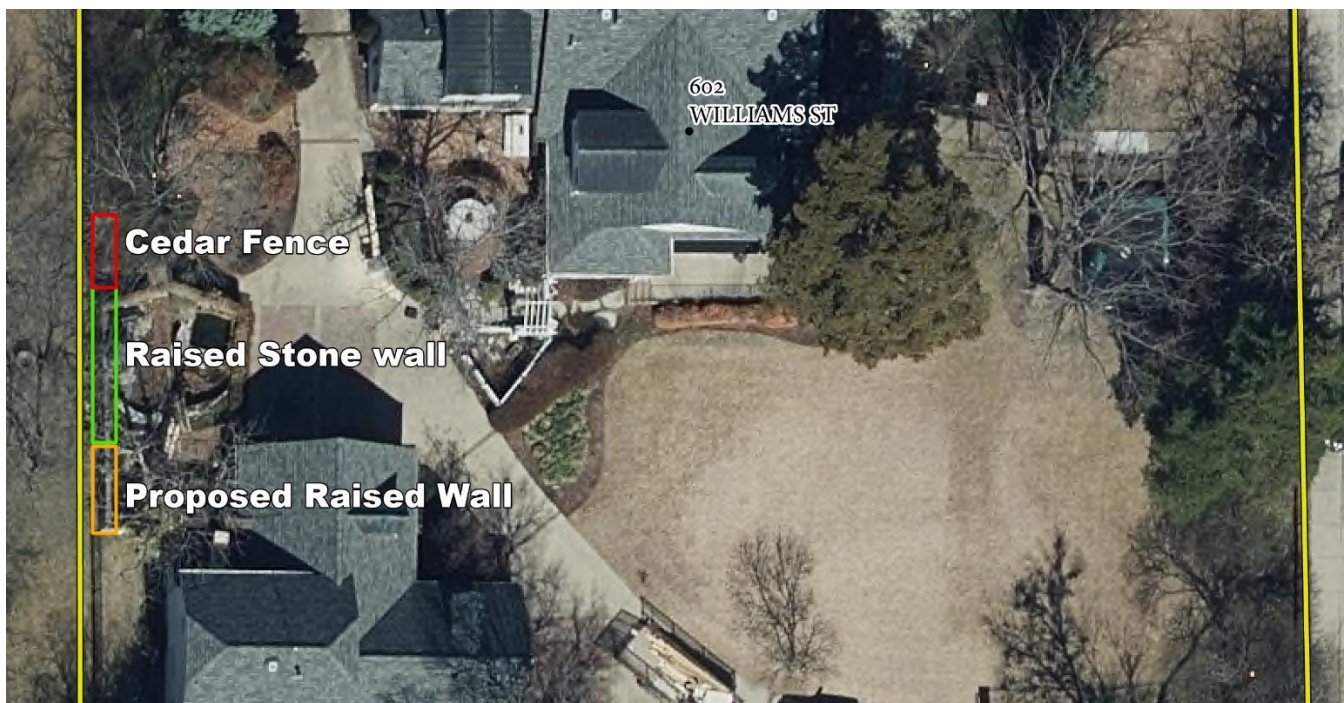


FIGURE 1: FENCE AND WALL LOCATIONS

According to Subsection 02.01, *General Definitions*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, according to Subsection 08.03(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials ... Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height.” In this case, the stone wall is considered a fence, is not constructed utilizing residential fencing materials, and exceeds the maximum height requirement by two (2) feet. The proposed continuation of the ten (10) foot stone wall would also exceed the eight (8) foot maximum height requirement for residential fences. The applicant has stated to staff that the additional height of the wall is required to block floodlights on the adjacent property to the west. Staff should note that the Neighborhood Improvement Services (NIS) Department did receive a complaint about the floodlights; however, determined that there was no violation after performing a site visit of the property. It should also be pointed out that the applicant has attempted to match the stone on the existing wall with the stone used to increase the height of the wall, and would be required to do so on the proposed expansion along the western property line.

According to Subsection 08.03(B)(3), *Special Exceptions*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(t)he Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 08.02(B) (e.g. *vinyl or split rail fencing*) and/or alternative fence standards on a *case-by-case* basis.” In this case, the existing fence, unpermitted improvements, and proposed expansion do not appear to have a negative impact of the adjacent property; however, this would be a discretionary decision for the Planning and Zoning Commission. Based on the Historic Preservation Advisory Board (HPAB) approving a Certificate of Appropriateness (COA) for this case they are sending a recommendation for approval to the Planning and Zoning Commission. To assist the Planning and Zoning Commission in their decision staff has provided the information submitted by the applicant as part of this case in the attached packet. Staff should note that if denied the applicant would be required to bring the fence and wall into conformance with the requirements of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on February 15, 2022.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MS2022-002

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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OWNER APPLICANT

CONTACT PERSON Patricia Edward CONTACT PERSON _____

ADDRESS 602 Williams St ADDRESS _____

CITY, STATE & ZIP Rockwall CITY, STATE & ZIP _____

PHONE 214.315.0474 PHONE _____

E-MAIL _____ E-MAIL _____

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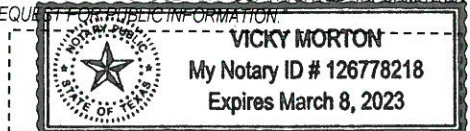
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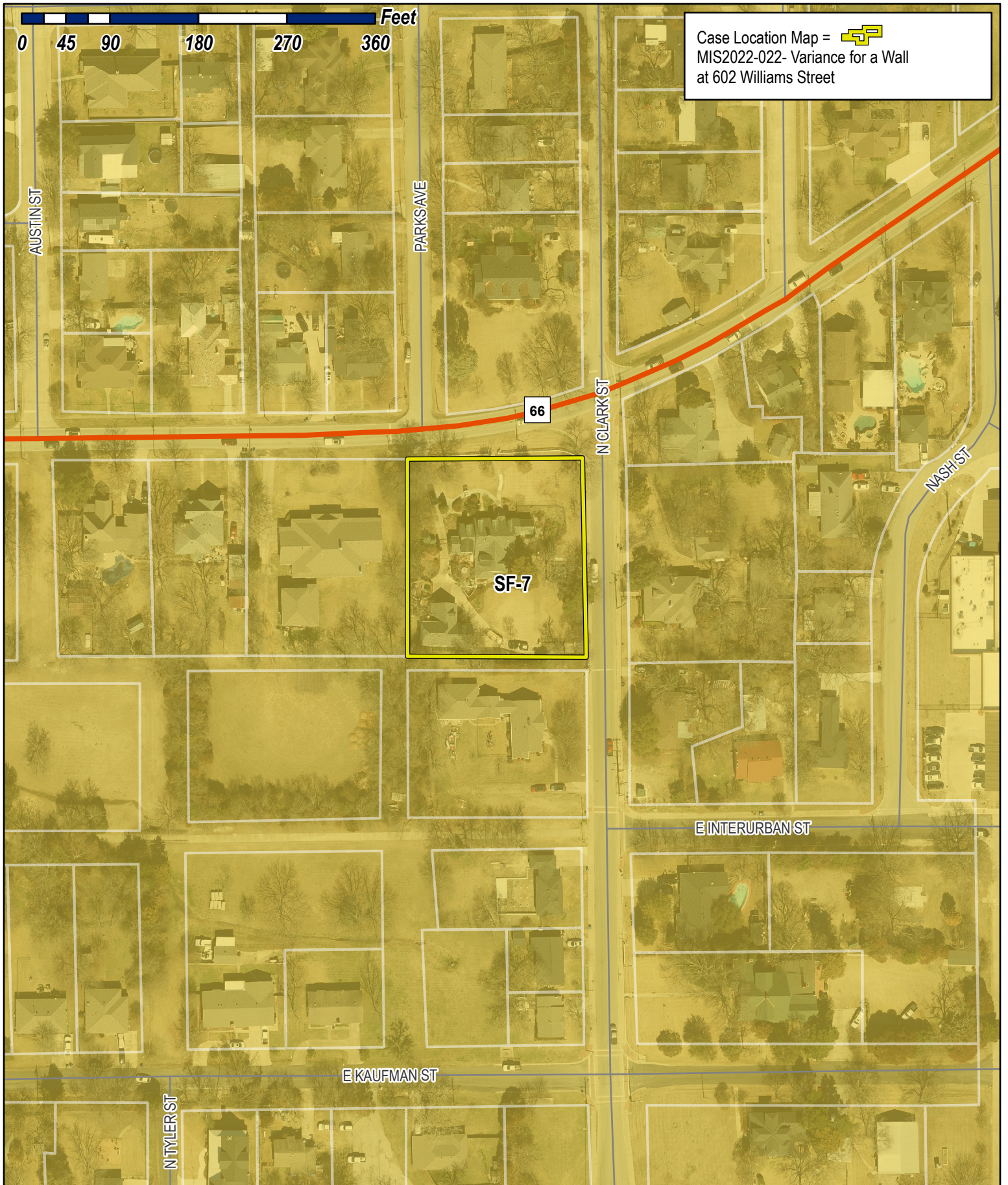
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton



MY COMMISSION EXPIRES 3-8-2023



Case Location Map = 
 MIS2022-022- Variance for a Wall
 at 602 Williams Street

SF-7



City of Rockwall

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

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





CITY OF ROCKWALL

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: December 16, 2021
APPLICANT: Patricia Edwards
CASE NUMBER: H2021-010; *Certificate of Appropriateness (COA) for 602 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Patricia Edwards for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being a 0.907-acre tract of land identified as a portion of Block 121 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 602 Williams Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~4,623 SF single-family home constructed in 1935, and a ~2,409 SF secondary living unit/guest quarters and a 90 SF portable accessory building constructed in 1995. According to the 2017 *Historic Resource Survey*, the single-family home constructed on the subject property is built in the colonial revival architectural style and is classified as a *High Contributing Property*. In addition, the survey states that single-family home was built in 1915, not in 1935 as indicated by RCAD. According to the January 3, 1972 historic 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 to Single-Family 7 (SF-7) District.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a wall and fence built without a permit and extending a ten (10) foot wall on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 602 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property 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. Beyond this is 601 Williams Street, which is a 0.6428-acre parcel of land with a ~2,847 SF single-family home situated on it. According to the 2017 *Historic Resource Survey* the home was built in 1918, and is designated as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District and the remainder of the Foree Addition, which was established on February 2, 1913 and consists of 26 single-family homes zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is 303 N. Clark Street, which is a 0.689-acre parcel of land with a ~2,401 SF single-family home situated on it. According to the 2017 *Historic Resource Survey* the home was built circa 1950 and is designated as a *Medium Contributing Property*. Beyond this is 205 N. Clark Street, which is a 0.323-acre parcel of land with a ~1,146 SF single-family home situated on it. According to the 2017 *Historic Resource Survey*, the home was built circa 1955 and is designated as a *Medium Contributing Property*. Beyond this are four (4) parcels of land, two (2) vacant and two (2) developed with single-family homes. All four (4) properties are designated as

Non-Contributing and zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

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 306 N. Clark Street, which is a 0.947-acre parcel of land with a ~2,379 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was built circa 1915 and is designated as a *Medium Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is 510 Williams Street, which is a 0.388-acre parcel of land with a ~3,848 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was built circa 1965 and is designated as a *Medium Contributing Property*. Beyond this is 504 Williams Street, which is a 0.450-acre parcel of land with a ~1,982 SF single-family situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated as a *High Contributing Property*. Beyond this is 502 Williams Street, which is a 0.450-acre parcel of land with a ~1,994 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated as a *Non-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.

CHARACTERISTICS OF THE PROJECT

On December 2, 2021, the Neighborhood Improvement Services (NIS) Department initiated a proactive (*or internal*) compliance case concerning the unpermitted construction of an eight (8) foot cedar fence and the increase/expansion of an existing stone wall and fireplace. Since this work was completed without a building permit, the applicant had not sought approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). After the applicant and staff spoke about the unpermitted improvements, the applicant submitted a Certificate of Appropriateness (COA) application. Submitted with this application, was a request to allow the stone wall to continue south along the western property line. The original wall was estimated to be five (5) feet tall, and the finished height of the wall -- *after the unpermitted improvements* -- is ten (10) feet. Utilizing aerial imagery of the existing stone wall, it appears to be approximately 34-feet in length, extending from the rear façade of the home to approximately 13-feet behind the front façade of the guest quarters. Within your packet are photos provided by the applicant and from the Neighborhood Improvement Services (NIS) Department depicting the scope of work completed. Staff has provided a map showing the existing improvements, the unpermitted fence, and the requested extension of the wall.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (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 new cedar fence is the only wood fence on the subject property, with the other perimeter fences being wrought iron or chain link. According to Subsection 02.01, *General Definitions*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, according to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the maximum height of a residential fence is eight (8) feet. In this case the stone wall is considered a fence and exceeds the maximum height requirement by two (2) feet. The proposed continuation of the ten (10) foot stone wall would also exceed the eight (8) foot maximum residential fence requirement. The applicant has stated to staff that the additional height of the wall is required to block floodlights on the adjacent property to the west. Staff should also note that the applicant has attempted to match the stone on the existing wall with the stone used to increase the height of the wall, and would be required to do so on the proposed expansion along the southern property line. It should also be stated that the applicant will be required to submit and be approved for a fence exception from the Planning and Zoning Commission for the increased height of the wall. This means that if the Historic Preservation Advisory Board (HPAB) approves this Certificate of Appropriateness (COA), a recommendation for approval will be forward to the Planning and Zoning Commission.

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 ...” That being said the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

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 shall be required to submit an exception request to the Planning and Zoning Commission for the additional height to the fence.
- (2) The applicant will be required to match the stone used on the existing wall and the stone used to increase the height of the wall on the proposed expansion along the southern property line.
- (3) 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: H2021-010

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

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:

OWNER(S) NAME

Patricia Edwards

APPLICANT(S) NAME

ADDRESS

602 William St
Rockwall TX 75087

ADDRESS

PHONE

214.315.0474

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):

\$

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.

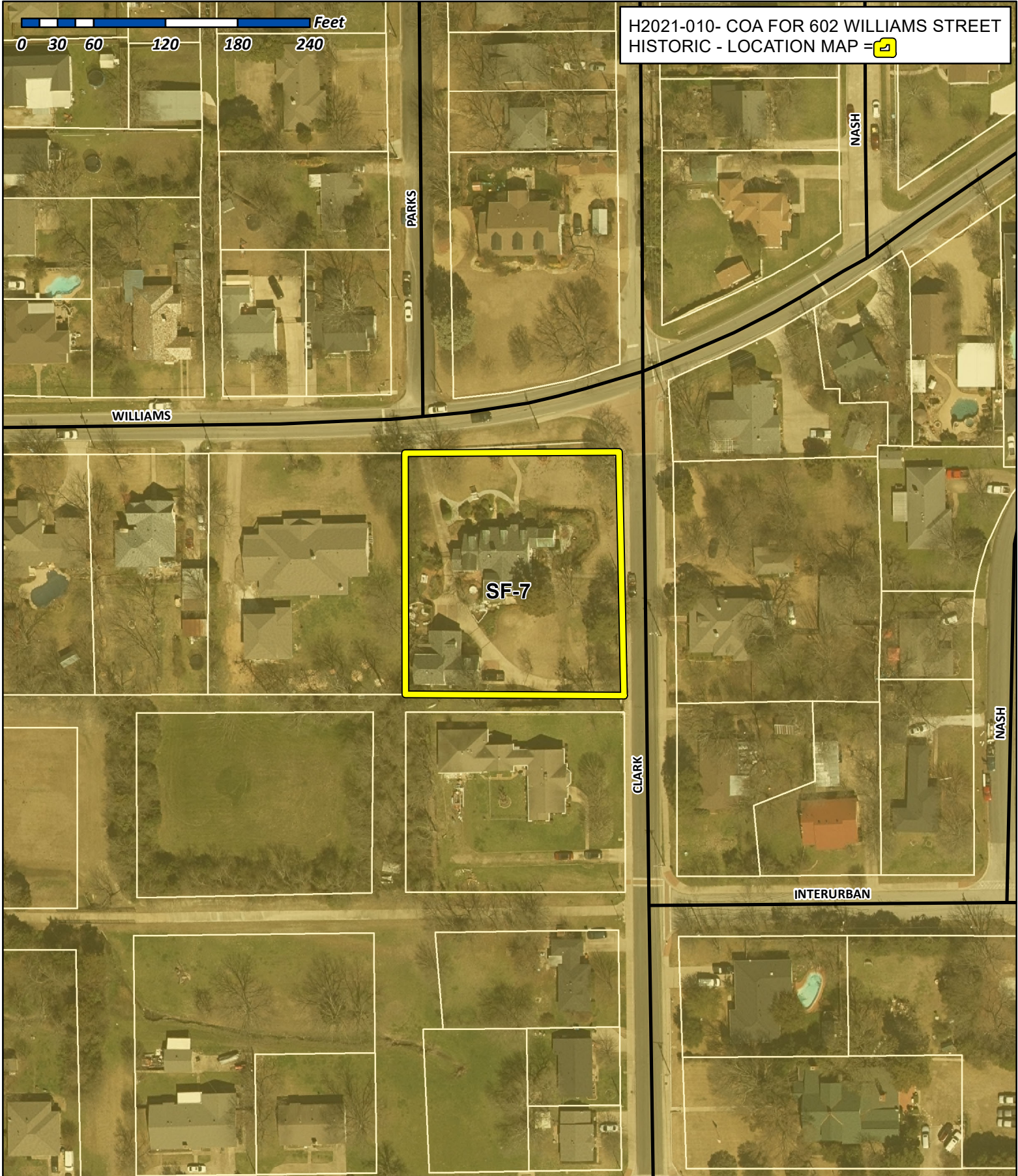
I did an addition to the top of a small stone wall in my back yard which was dilapidated to the point of being unsafe. I was misinformed by my contractor in regards to a permit because it was a detached structure built in 1999 by Peg Parrell. I stayed well within the historical esthetics of the property & only improved it. It is also blocking some terribly bright flood lights placed too high & all around the property next door.

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



H2021-010- COA FOR 602 WILLIAMS STREET
 HISTORIC - LOCATION MAP =

0 30 60 120 180 240 Feet

WILLIAMS

PARKS

NASH

SF-7

CLARK

NASH

INTERURBAN

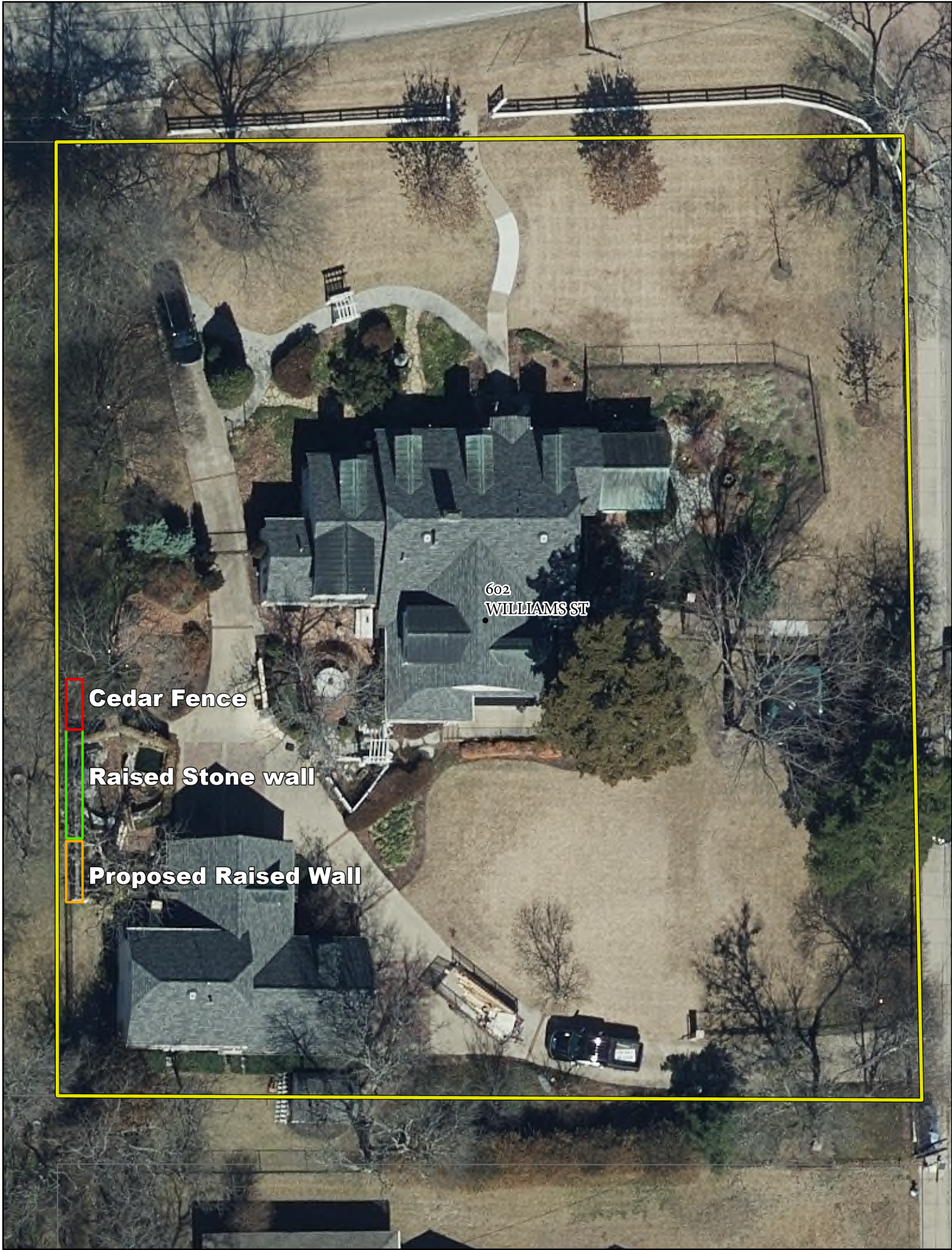


City of Rockwall

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

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





602
WILLIAMS ST

Cedar Fence

Raised Stone wall

Proposed Raised Wall













February 18, 2022

TO: Patricia Edwards
602 Williams Street
Rockwall, TX 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2022-002; *Variance for a Wall at 602 Williams Street*

Patricia Edwards:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On February 15, 2022, the Planning and Zoning Commission approved a motion to approve **only** the unpermitted improvements by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department