



# PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # MIS2022-014 P&Z DATE July 12, 2022 CC DATE \_\_\_\_\_ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

### Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

### Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

### HPAB Application

- Exhibit

### Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# \_\_\_\_\_)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date \_\_\_\_\_
  - Cabinet # \_\_\_\_\_
  - 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.

M152022-014

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 502 Kernodle ST. Rockwall, TX 75087  
 SUBDIVISION Farmers & Merchants Addition LOT 1 BLOCK 6  
 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 HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

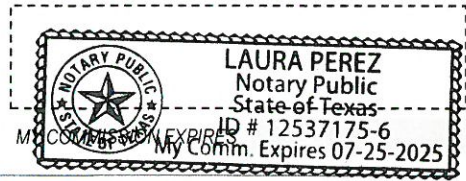
OWNER Blas & Ana K. Mejia  APPLICANT  
 CONTACT PERSON Blas Mejia-Hernandez CONTACT PERSON  
 ADDRESS 502 Kernodle ST. ADDRESS  
 CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP  
 PHONE 469-335-2508 PHONE  
 E-MAIL blasmejia2@yahoo.com E-MAIL

## NOTARY VERIFICATION [REQUIRED]

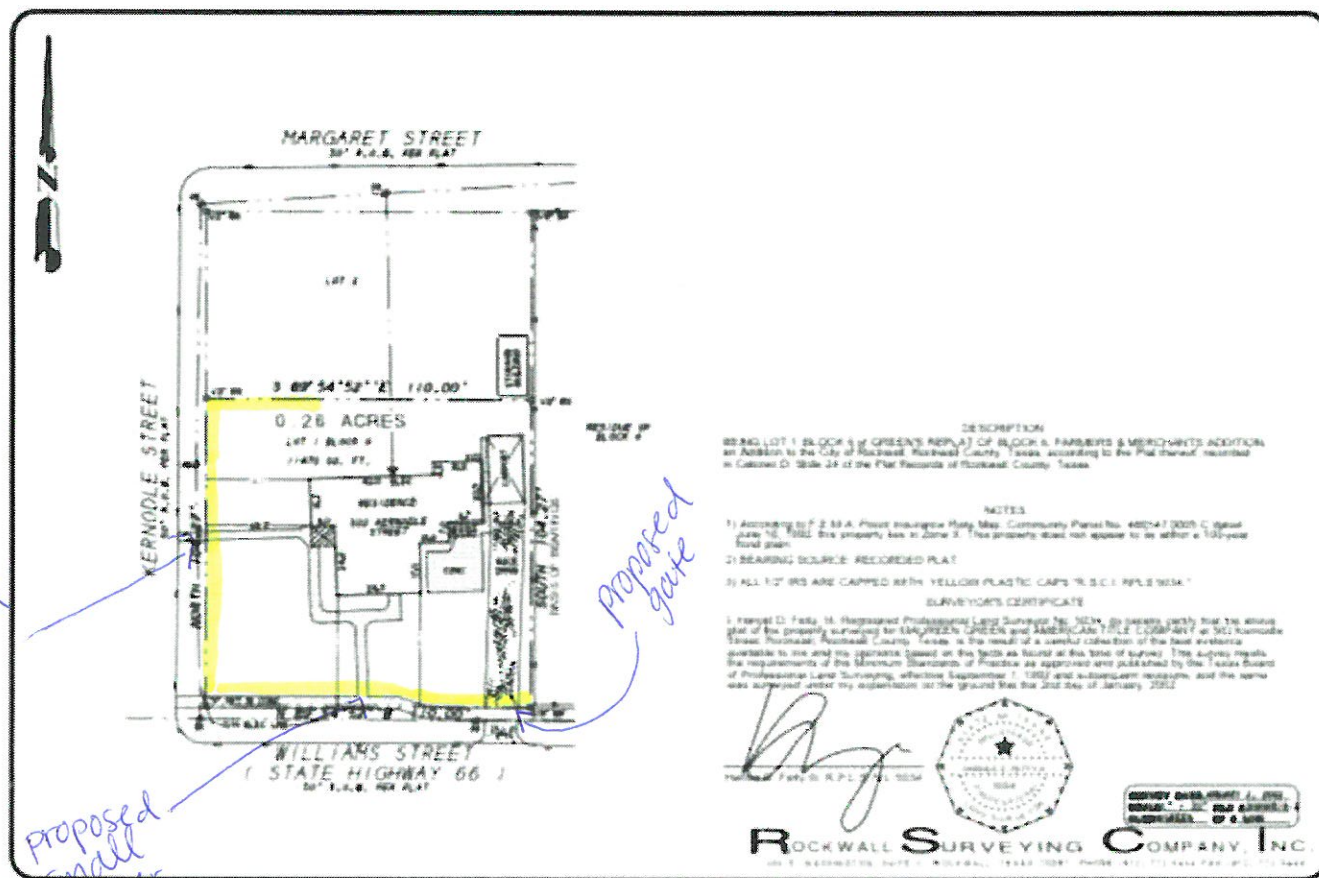
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ana Mejia [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 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 17 DAY OF June, 2022  
 OWNER'S SIGNATURE [Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



# Done 502 Kernodle St - Survey.pdf



*Proposed small door*

*Proposed small door*

*Proposed gate*



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-014

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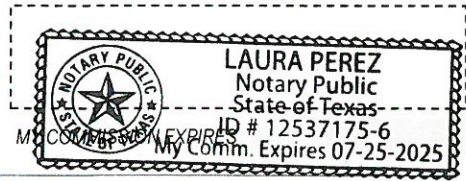
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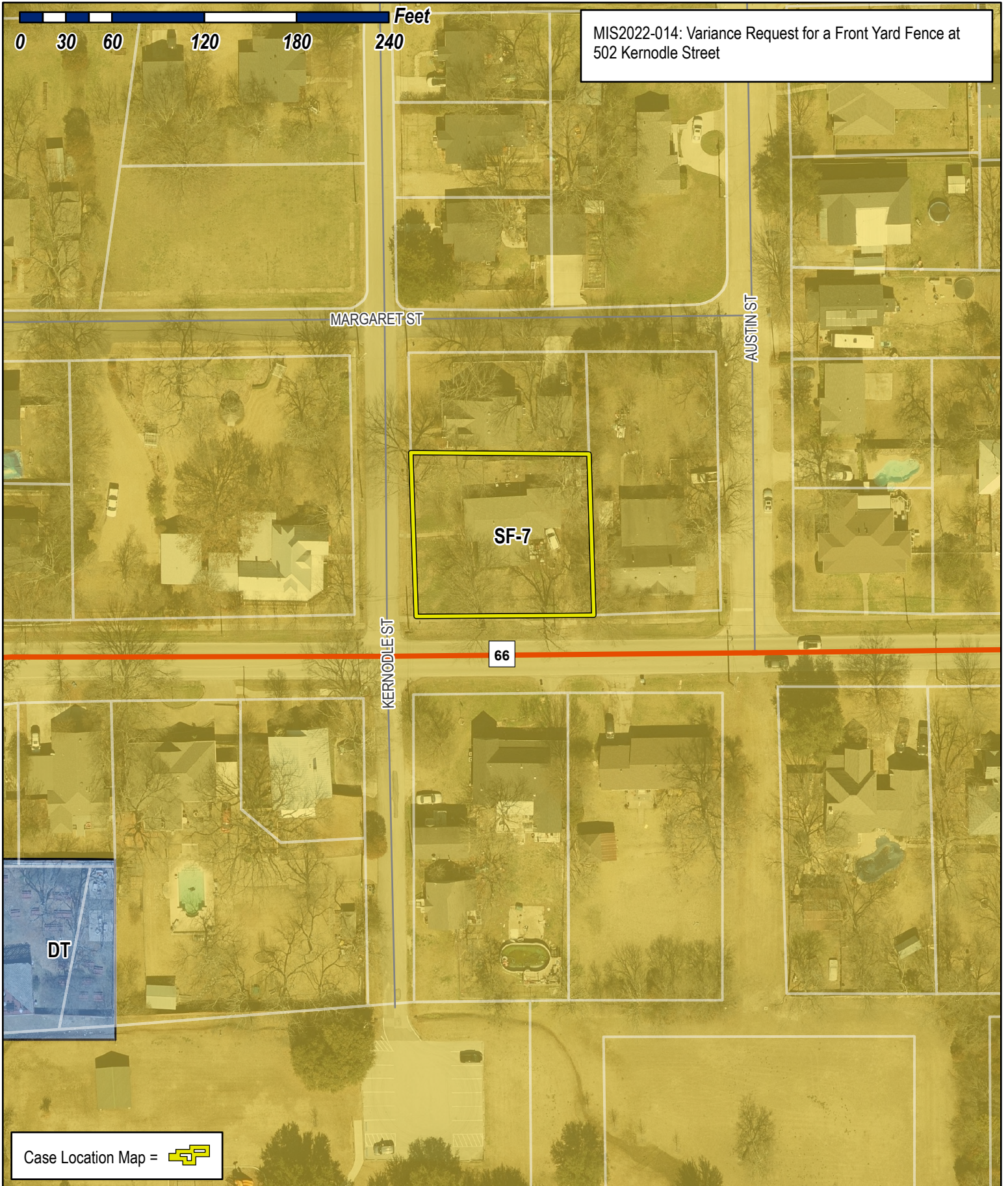
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 OWNER'S SIGNATURE [Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





MIS2022-014: Variance Request for a Front Yard Fence at 502 Kernodle Street

MARGARET ST

AUSTIN ST

SF-7

66

KERNODLE ST

DT

Case Location Map = 



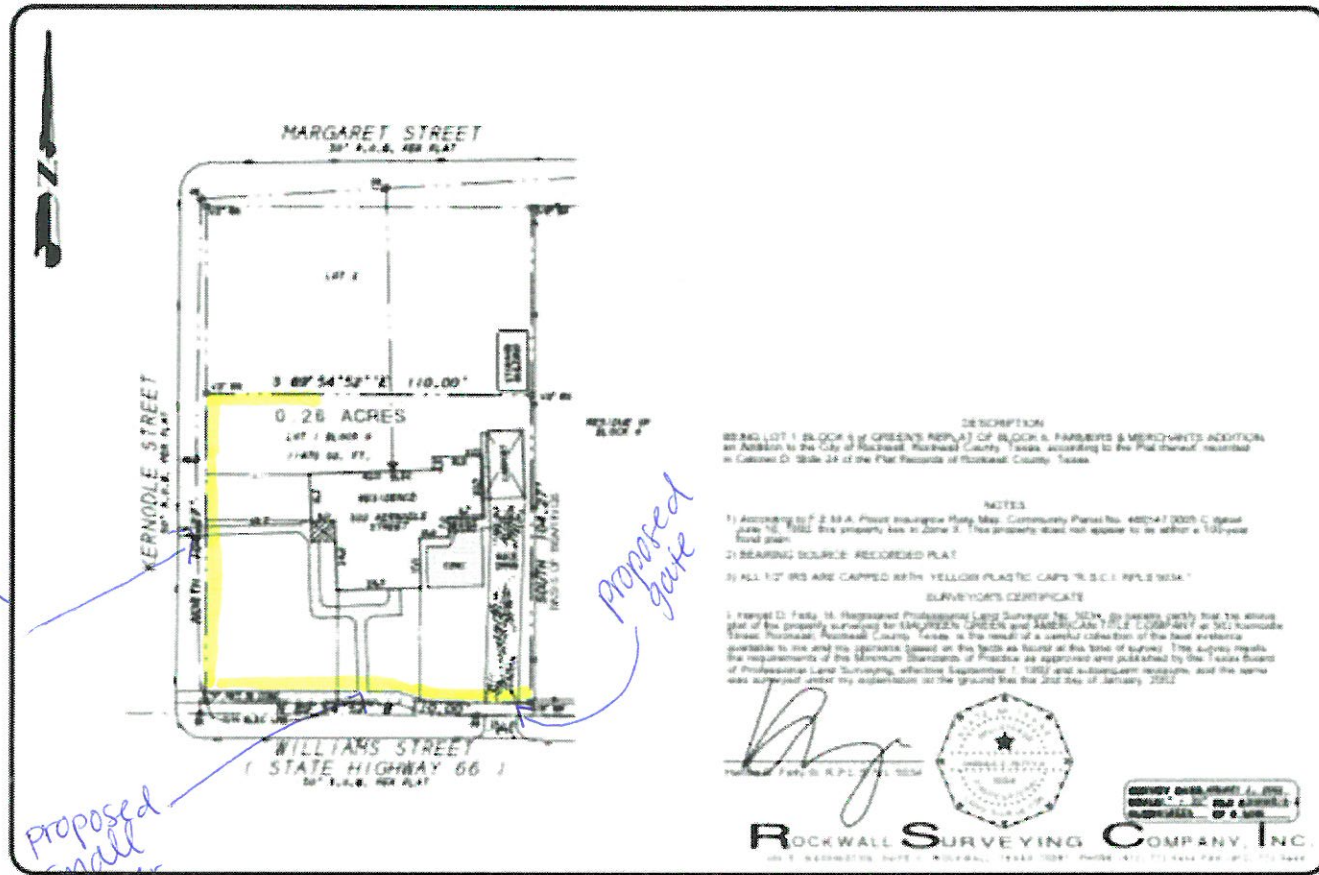
# City of Rockwall

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

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# Done 502 Kernodle St - Survey.pdf



Proposed small door

Proposed gate

Proposed small door



# 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:** June 16, 2022

**APPLICANT:** Blas and Ana Mejia

**CASE NUMBER:** H2022-010; *Certificate of Appropriateness (COA) for 502 Kernodle*

### SUMMARY

Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a *Medium Contributing Property* being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants 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 Kernodle Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 1,759 SF single-family home that was constructed in 1939. In addition, one (1) 192 SF accessory structure was constructed on the subject property in 1990. According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The home situated on the subject property is one (1) story and according to the 2017 *Historic Property Survey* it was constructed in a *Minimal Traditional Ranch Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: JUNE 9, 2022

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the addition of a 40-inch fence in the front yard.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 502 Kernodle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.160-acre parcel of land (*i.e. 506 Kernodle*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this is Margaret Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.167-acre parcel of land (*i.e. 602 Kernodle Street*) with a single-family home situated on it. This property is zoned Single-Family 7 (SF-7) District, and identified

as a *Low Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

**South:** Directly south of the subject 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 are two (2) parcels of land (*i.e.* 402 & 406 Williams Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 402 Williams Street is classified as *Low Contributing Property* and 406 Williams Street is classified as *Medium Contributing Property*. Beyond this is Lofland Park, which is a 1.377-acre public park.

**East:** Directly east of the subject property is one (1) 0.386- acre parcel of land (*i.e.* 501 Austin street) zoned Single-Family 7 (SF-7) District and classified as a *Non-Contributing Property*. Beyond this is Austin Street, which is identified as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

**West:** Directly west of the subject property is Kernodle Street which is classified as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e.* 501 Kernodle and 303 Williams Street) developed with single-family homes zoned Single-Family 7 (SF-7) District. 501 Kernodle Street is classified as a *High Contributing Property* and 303 Williams Street is classified as a *Medium Contributing Property*. 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. Beyond this are three (3) parcels of land (*i.e.* 405, 503 & 601 N. Fannin Street) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

### **CHARACTERISTICS OF THE PROJECT**

The applicant is proposing construct a 40-inch tall, white alternating picket fence along the south, west (*i.e.* adjacent to Kernodle Street) and north (*i.e.* adjacent to Williams Street) property line. Along the west property line, the applicant is proposing a small door to open up to their existing sidewalk that leads to the front entry of the home. Along the north property line, the applicant is proposing a small door to open up to the existing sidewalk that leads to the second entry for the home, as well as, a gate where the existing driveway is.

### **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

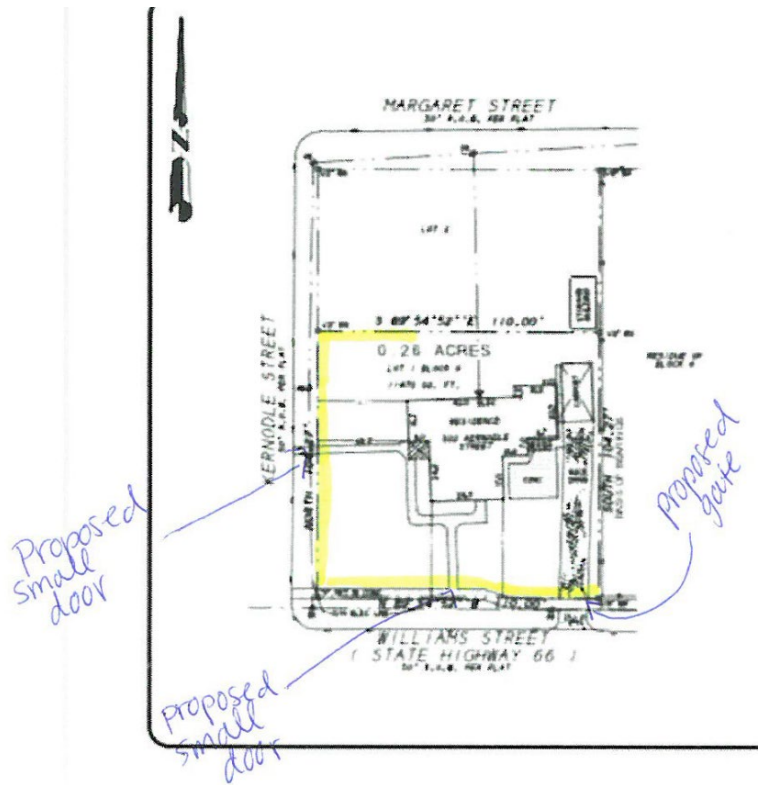


FIGURE 2: FENCE AND GATE LOCATIONS



require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium Contributing Property*.

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 fence proposed by the applicant is a front yard fence and requires the approval of the Planning and Zoning Commission in accordance with the Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ..." This section goes on to state that front yard fences should be constructed out of wood or decorative metal, be 50% transparent, no taller than 42-inches in height, and *not* be opaque. The proposed fence will be a 40-inch tall, white alternating picket fence. The proposed fence will be situated in all portions of the front yard (*i.e. extending from the back yard towards Kernodle Street along the entire length of Kernodle and Williams Street -- see Figure 1*). 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 ..." The proposed design of the fence does *not* appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. However, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

## **NOTIFICATIONS**

On June 7, 2022, staff notified 25 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) The applicant will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.
- (2) 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: 4/3/22

RECEIVED BY: B.R.

### 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 502 Kernodle Street

SUBDIVISION Farmers & Merchants Addition LOT 1 BLOCK 6

## 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 Blas & Ana K. Mejia

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 502 Kernodle St.  
Rockwall, TX 75087

ADDRESS \_\_\_\_\_

PHONE 409-335-2508

PHONE \_\_\_\_\_

E-MAIL Blasmajia2@yahoo.com

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.

please see attached letter.

## 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



H2022-010: COA for a Medium Contributing Property at 502 Kernodle Street

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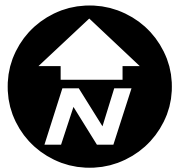
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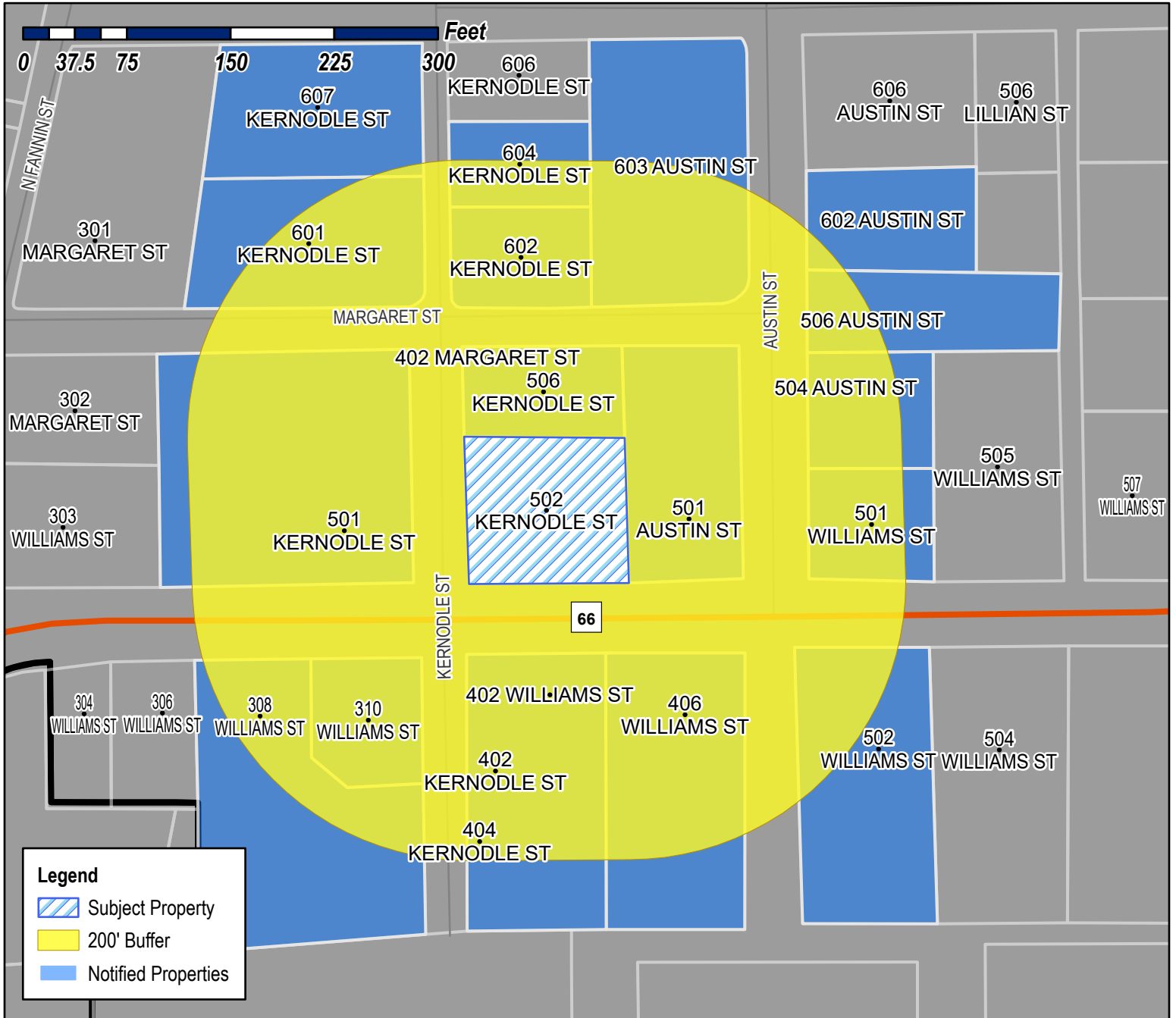




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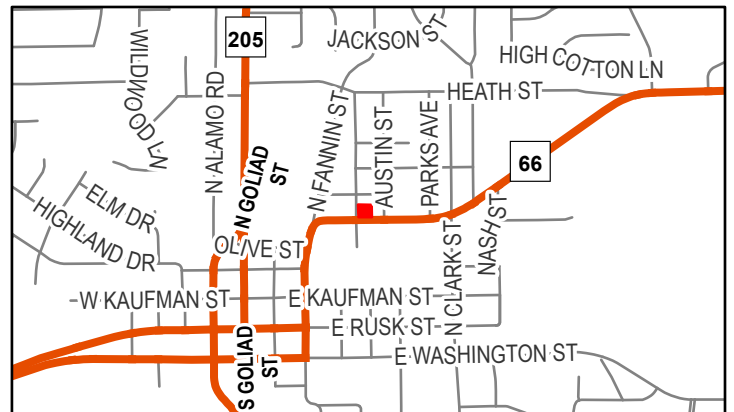
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**Case Number:** H2022-010  
**Case Name:** COA for Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 502 Kernodle Street

**Date Saved:** 6/3/2022

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



PLACE LISANNE  
1531 ZAPATA DR  
EL DORADO HILLS, CA 95762

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

MAY PATRICIA A  
308 WILLIAMS ST  
ROCKWALL, TX 75087

WINES DEBORAH C  
310 WILLIAMS ST  
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE  
402 WILLIAMS ST  
ROCKWALL, TX 75087

PLACE LISANNE  
406 WILLIAMS ST  
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J  
501 WILLIAMS STREET  
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF  
501 AUSTIN ST  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
501 KERNODLE  
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E  
502 WILLIAMS ST  
ROCKWALL, TX 75087

BARRON JOSE FELIX & MARIA MERCEDES  
502 KERNODLE ST  
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF  
TONI YEAGER, GUARDIAN  
504 PRESIDIO DR  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
504 AUSTIN ST  
ROCKWALL, TX 75087

FOLEY MICHELLE  
506 AUSTIN ST  
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH  
506 KERNODLE ST  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
601 KERNODLE ST  
ROCKWALL, TX 75087

GASKIN STEVE AND  
MICHAEL FLANARY  
602 KERNODLE STREET  
ROCKWALL, TX 75087

PEOPLES MICHAEL L &  
602 AUSTIN ST  
ROCKWALL, TX 75087

LOFLAND JANA J  
603 AUSTIN ST  
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN  
604 KERNODLE  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
607 KERNODLE ST  
ROCKWALL, TX 75087

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

BARRON JOSE FELIX & MARIA MERCEDES  
9 PRINGLE LN  
ROCKWALL, TX 75087

PEOPLES MICHAEL L &  
LINDA CAUBLE  
PO BOX 41  
ROCKWALL, TX 75087











NOV 10 2004

June 3, 2022

**Historic Preservation Advisory Board**

**City Of Rockwall**

**Petition for addition of new white wood picket fence**

**502 Kernodle Street**

**Rockwall, TX 75087**

**Farmers & Merchants Addition- Lot 1- Block 6**

**Non-contributing property**

**Blas & Ana K. Mejia**

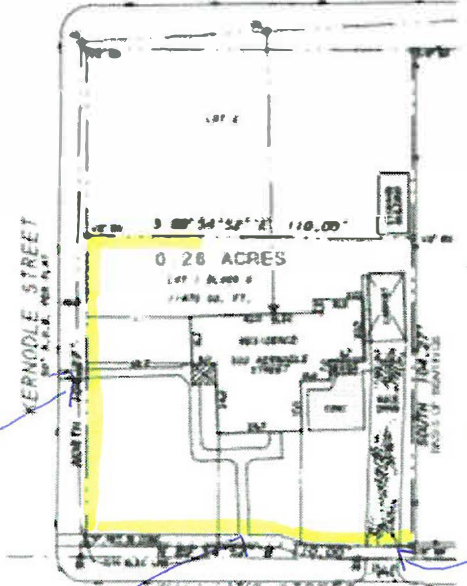
The property currently does not have a fence and we are proposing the addition of a new 4 foot white wood picket fence to match the accent color in the home. The fence is to include a gate on the rock driveway located on the side of Williams Rd (see attached survey). On that side of the property there will also be a small door which leads to sidewalk. Front fence facing Kernodle will also include a small door. The fence will be similar to others in the Old Town Rockwall Historic District neighborhood. In addition, the fence will enhance the historic character to the property; it will also keep our three children safe. This past Monday we had an unwelcomed visitor, that trespassed and walked up to our property as we were moving in, we immediately contacted Rockwall police department which they did an outstanding job. The proposed addition will enhance the home throughout the entire property as well as needed security to my family. Thank you so much for your time.

Sincerely,

Blas & Ana K. Mejia



MARGARET STREET  
30' P.O.B. 488 P.A.T.



Proposed  
small  
door

Proposed  
gate

Proposed  
small  
door

WILLIAMS STREET  
( STATE HIGHWAY 66 )  
30' P.O.B. 488 P.A.T.

DESCRIPTION

BEING LOT 1, BLOCK 4 OF GREENE REPLA) OF BLOCK 4 PARCELS & INTERESTS ACQUISITION AS SHOWN ON THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, MAPS AND TO THE PLAT THEREOF, SITUATED IN COLLIN COUNTY, TEXAS, TO THE PLAN THEREOF AS PLATTED COUNTY, TEXAS.

NOTES

- 1) ACCORDING TO P & M-A FROM SURVEYING PLAN MAP, COMMONLY KNOWN AS 'LOT 1' BEING LOTS 1 & 2, 1988, THE PROPERTY HAS IN DATE 3. THIS PROPERTY DOES NOT APPEAR TO BE UNDER A TITLE INSURANCE POLICY.
- 2) DRAWING NUMBER: RECORDED PLAN #
- 3) ALL 1/2\" 1/2\" ARE CAPPED WITH YELLOW PLASTIC CAPS (R.S.) 1/2\" 1/2\".

SURVEYOR'S CERTIFICATE

I, JAMES D. FOSTER, II, Registered Professional Land Surveyor No. 35234, do hereby certify that the above plat of the property surveyed for ROCKWALL COUNTY AND AMERICAN TITLE COMPANY is the result of a careful observation of the base evidence available to me and my assistants based on the facts as stated on this plat of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1987 and subsequent revisions, and the same was completed under my supervision on the ground on the 29th day of January, 2012.

*[Signature]*  
JAMES D. FOSTER, II, P.L.S. NO. 35234



ROCKWALL SURVEYING COMPANY, INC.  
REGISTERED PROFESSIONAL LAND SURVEYORS  
OF TEXAS

ROCKWALL SURVEYING COMPANY, INC.

3000 S. WESTWOOD DR. SUITE 100, ROCKWALL, TEXAS 75087, PHONE 972-968-7200, FAX 972-968-7201



June 29, 2022

TO: Blas and Ana Mejia  
502 Kernodle Street  
Rockwall, TX 75087

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

SUBJECT: MIS2022-014; *Variance for a Front Yard Fence for 502 Kernodle Street*

Blas and Ana:

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 June 28, 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 June 28, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the miscellaneous case 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 that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department

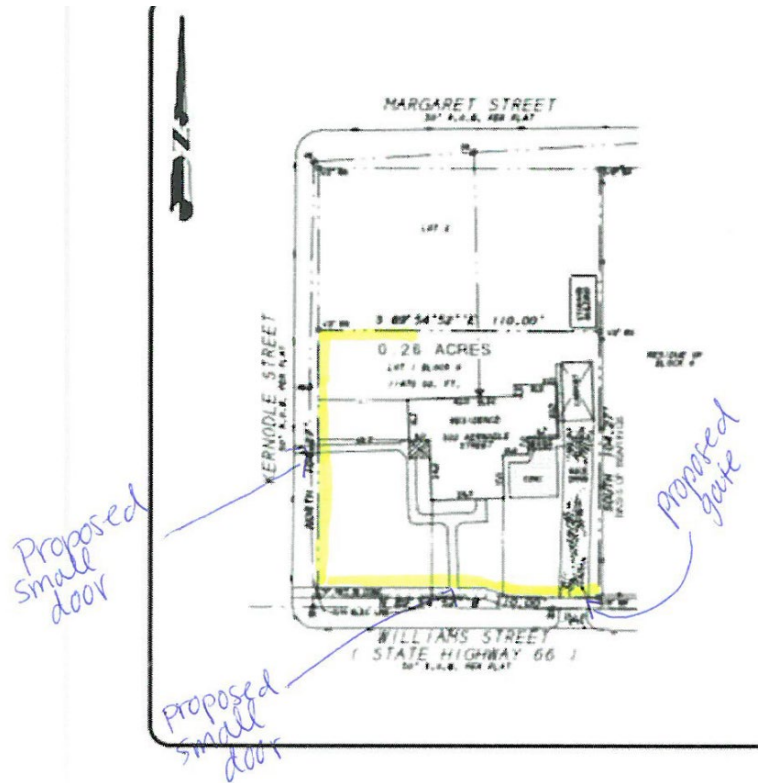


**CITY OF ROCKWALL**  
 PLANNING AND ZONING COMMISSION MEMORANDUM  
 PLANNING AND ZONING DEPARTMENT  
 385 S. GOLIAD STREET • ROCKWALL, TX 75087  
 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, *Planner*  
**DATE:** June 28, 2022  
**SUBJECT:** MIS2022-014; *Variance for a Front Yard Fence for 502 Kernodle Street*

The applicant, Blas and Ana Mejia, is requesting the approval of a variance for a front yard fence. The subject property is located on a 0.263-acre parcel of land (*i.e. Lot 1, Block 6, Farmer and Merchant Addition*) addressed as 502 Kernodle Street. The applicant’s letter indicates that the front yard fence will be: [1] constructed using alternating wood pickets painted white; and [2] be 40-inches in height.

According to 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, Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission...” This section goes on to lay out some requirements for the Planning and Zoning Commission’s consideration when reviewing exceptions: (a) the fence is 50% transparent, (b) the fence does not exceed four (4) feet (*or 48-inches*) in height, and (c) opaque fences should be prohibited. In this case, the fence meets the requirements for a front yard fence. Staff should note that the front yard fence requirements were written with the intent of restricting front yard fences that completely or partially enclose or impair visibility of the primary structure, and that the applicant’s fence does not



appear to be intended to enclose or impair visibility of the primary structure; however, front yard fences are discretionary decisions for the Planning and Zoning Commission. On June 16, 2022, the Historic Preservation Advisory Board (HPAB) reviewed the applicant’s request and approved a motion to approve a Certificate of Appropriateness (COA) and recommend approval to the Planning and Zoning Commission by a vote of 5-0, with Board Members McClintock and Miller absent. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff will be available at the meeting on June 28, 2022.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-014

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 502 Kernodle ST. Rockwall, TX 75087  
 SUBDIVISION Farmers & Merchants Addition LOT 1 BLOCK 6  
 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 HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

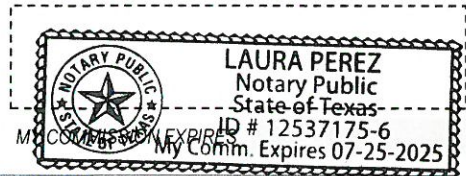
OWNER Blas & Ana K. Mejia  APPLICANT  
 CONTACT PERSON Blas Mejia-Hernandez CONTACT PERSON  
 ADDRESS 502 Kernodle ST. ADDRESS  
 CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP  
 PHONE 469-335-2508 PHONE  
 E-MAIL blasmejia2@yahoo.com E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

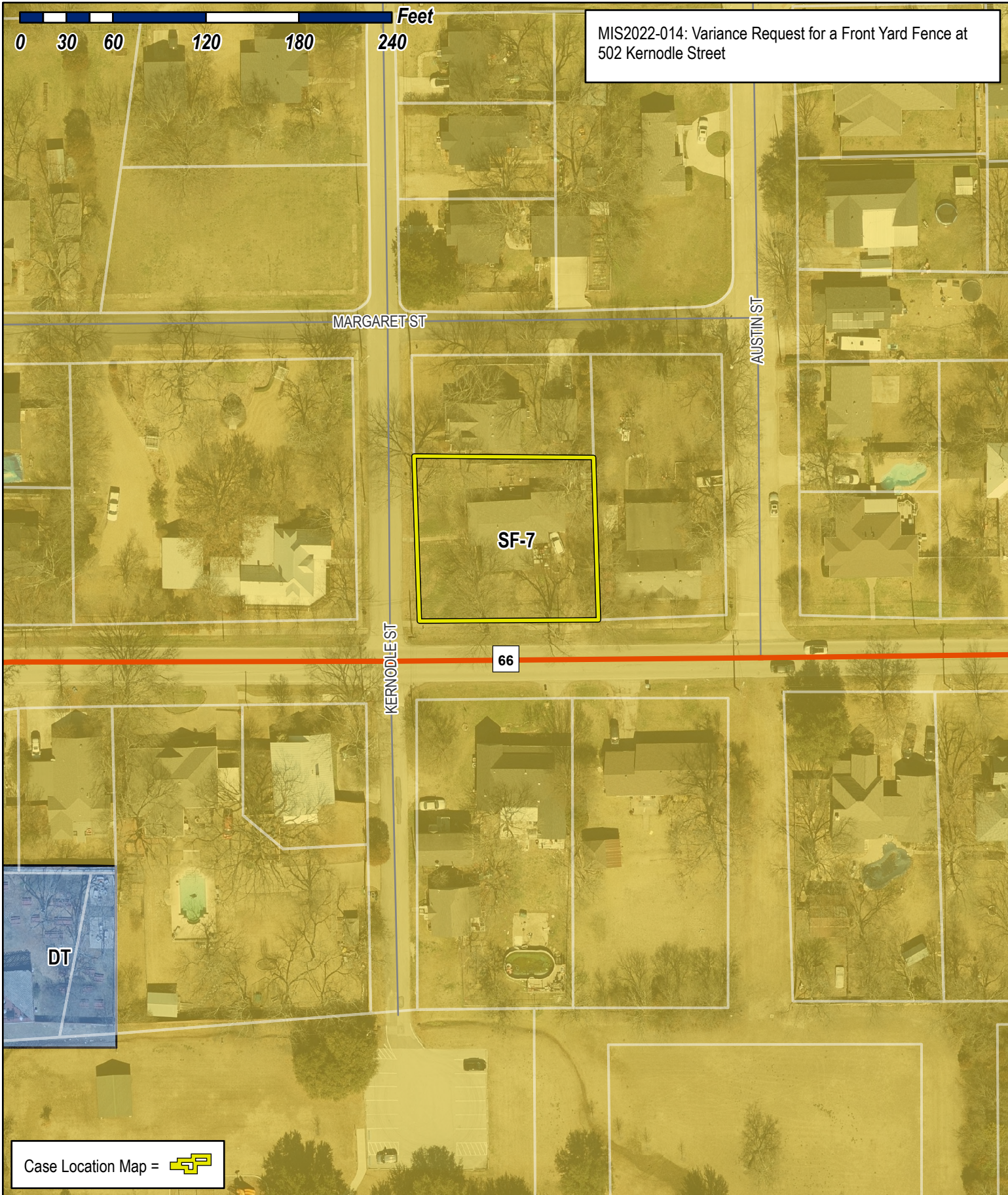
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022 BY SIGNING THIS APPLICATION, 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 17 DAY OF June, 2022  
 OWNER'S SIGNATURE [Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



0 30 60 120 180 240 Feet

MIS2022-014: Variance Request for a Front Yard Fence at 502 Kernodle Street



Case Location Map = 



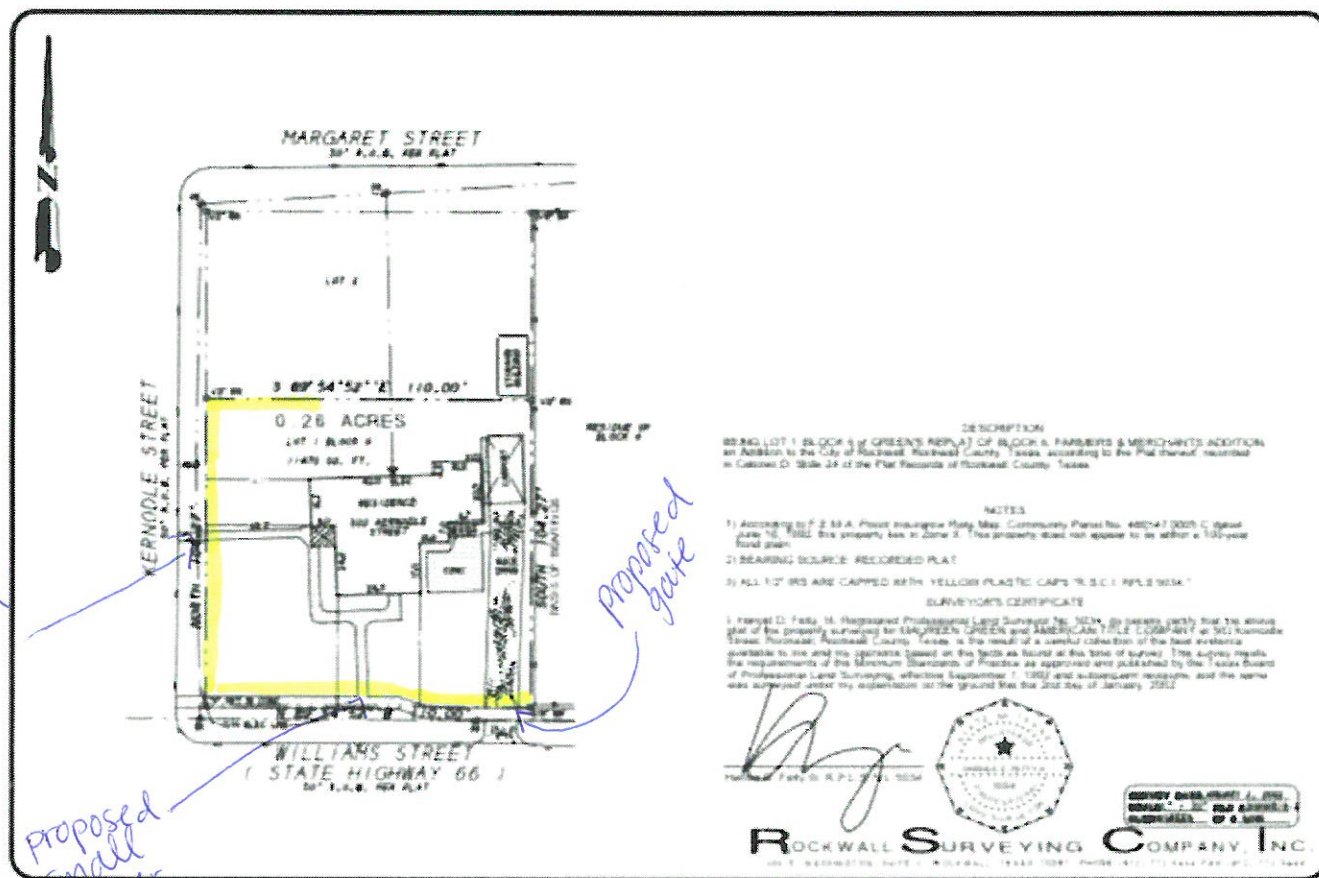
# City of Rockwall

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.



# Done 502 Kernodle St - Survey.pdf



*Proposed small door*

*Proposed small door*

*Proposed gate*





# 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:** June 16, 2022

**APPLICANT:** Blas and Ana Mejia

**CASE NUMBER:** H2022-010; *Certificate of Appropriateness (COA) for 502 Kernodle*

### SUMMARY

Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a *Medium Contributing Property* being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants 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 Kernodle Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 1,759 SF single-family home that was constructed in 1939. In addition, one (1) 192 SF accessory structure was constructed on the subject property in 1990. According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The home situated on the subject property is one (1) story and according to the 2017 *Historic Property Survey* it was constructed in a *Minimal Traditional Ranch Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: JUNE 9, 2022

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the addition of a 40-inch fence in the front yard.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 502 Kernodle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.160-acre parcel of land (*i.e. 506 Kernodle*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this is Margaret Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.167-acre parcel of land (*i.e. 602 Kernodle Street*) with a single-family home situated on it. This property is zoned Single-Family 7 (SF-7) District, and identified

as a *Low Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

**South:** Directly south of the subject 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 are two (2) parcels of land (*i.e. 402 & 406 Williams Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 402 Williams Street is classified as *Low Contributing Property* and 406 Williams Street is classified as *Medium Contributing Property*. Beyond this is *Lofland Park*, which is a 1.377-acre public park.

**East:** Directly east of the subject property is one (1) 0.386- acre parcel of land (*i.e. 501 Austin street*) zoned Single-Family 7 (SF-7) District and classified as a *Non-Contributing Property*. Beyond this is Austin Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

**West:** Directly west of the subject property is Kernodle Street which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 501 Kernodle and 303 Williams Street*) developed with single-family homes zoned Single-Family 7 (SF-7) District. 501 Kernodle Street is classified as a *High Contributing Property* and 303 Williams Street is classified as a *Medium Contributing Property*. 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. Beyond this are three (3) parcels of land (*i.e. 405, 503 & 601 N. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

### **CHARACTERISTICS OF THE PROJECT**

The applicant is proposing construct a 40-inch tall, white alternating picket fence along the south, west (*i.e. adjacent to Kernodle Street*) and north (*i.e. adjacent to Williams Street*) property line. Along the west property line, the applicant is proposing a small door to open up to their existing sidewalk that leads to the front entry of the home. Along the north property line, the applicant is proposing a small door to open up to the existing sidewalk that leads to the second entry for the home, as well as, a gate where the existing driveway is.

### **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

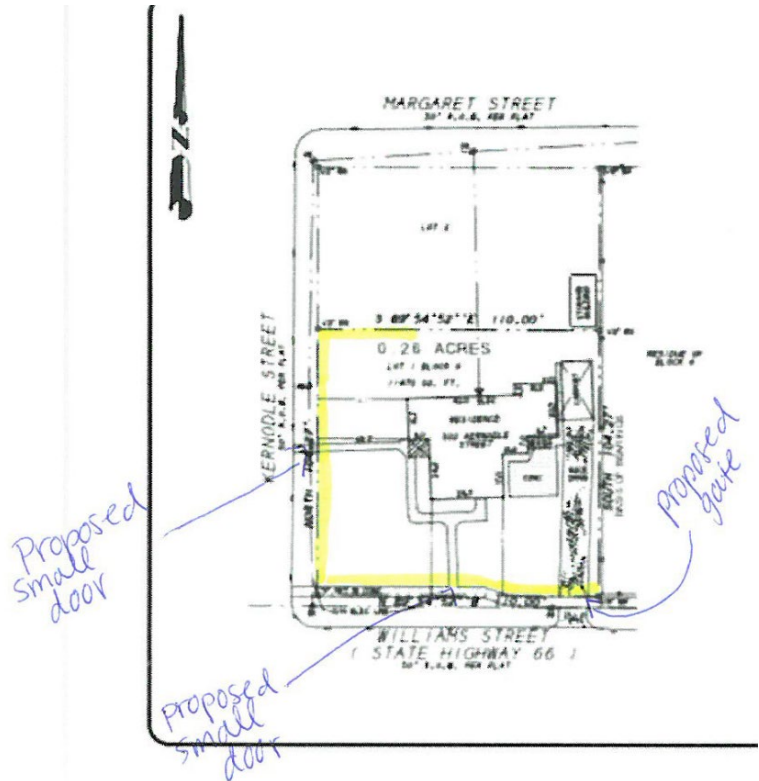


FIGURE 2: FENCE AND GATE LOCATIONS

require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium Contributing Property*.

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 fence proposed by the applicant is a front yard fence and requires the approval of the Planning and Zoning Commission in accordance with the Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ..." This section goes on to state that front yard fences should be constructed out of wood or decorative metal, be 50% transparent, no taller than 42-inches in height, and *not* be opaque. The proposed fence will be a 40-inch tall, white alternating picket fence. The proposed fence will be situated in all portions of the front yard (*i.e. extending from the back yard towards Kernodle Street along the entire length of Kernodle and Williams Street -- see Figure 1*). 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 ..." The proposed design of the fence does *not* appear to impair the historical integrity of the subject property or negatively impact any of the adjacent properties. However, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the front yard fence.

## **NOTIFICATIONS**

On June 7, 2022, staff notified 25 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) The applicant will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.
- (2) 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: **4/3/22**

RECEIVED BY: **B.R.**

### 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 **502 Kernodle Street**

SUBDIVISION **Farmers & Merchants Addition** LOT **1** BLOCK **6**

## 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 **Blas & Ana K. Mejia**

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS **502 Kernodle St.  
Rockwall, TX 75087**

ADDRESS \_\_\_\_\_

PHONE **409-335-2508**

PHONE \_\_\_\_\_

E-MAIL **Blasmejia2@yahoo.com**

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.

*please see attached letter.*

## 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



H2022-010: COA for a Medium Contributing Property at 502 Kernodle Street

0 30 60 120 180 240 Feet

MARGARET ST

AUSTIN ST

SF-7

66

KERNODLE ST

DT

Case Location Map = 



# City of Rockwall

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

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

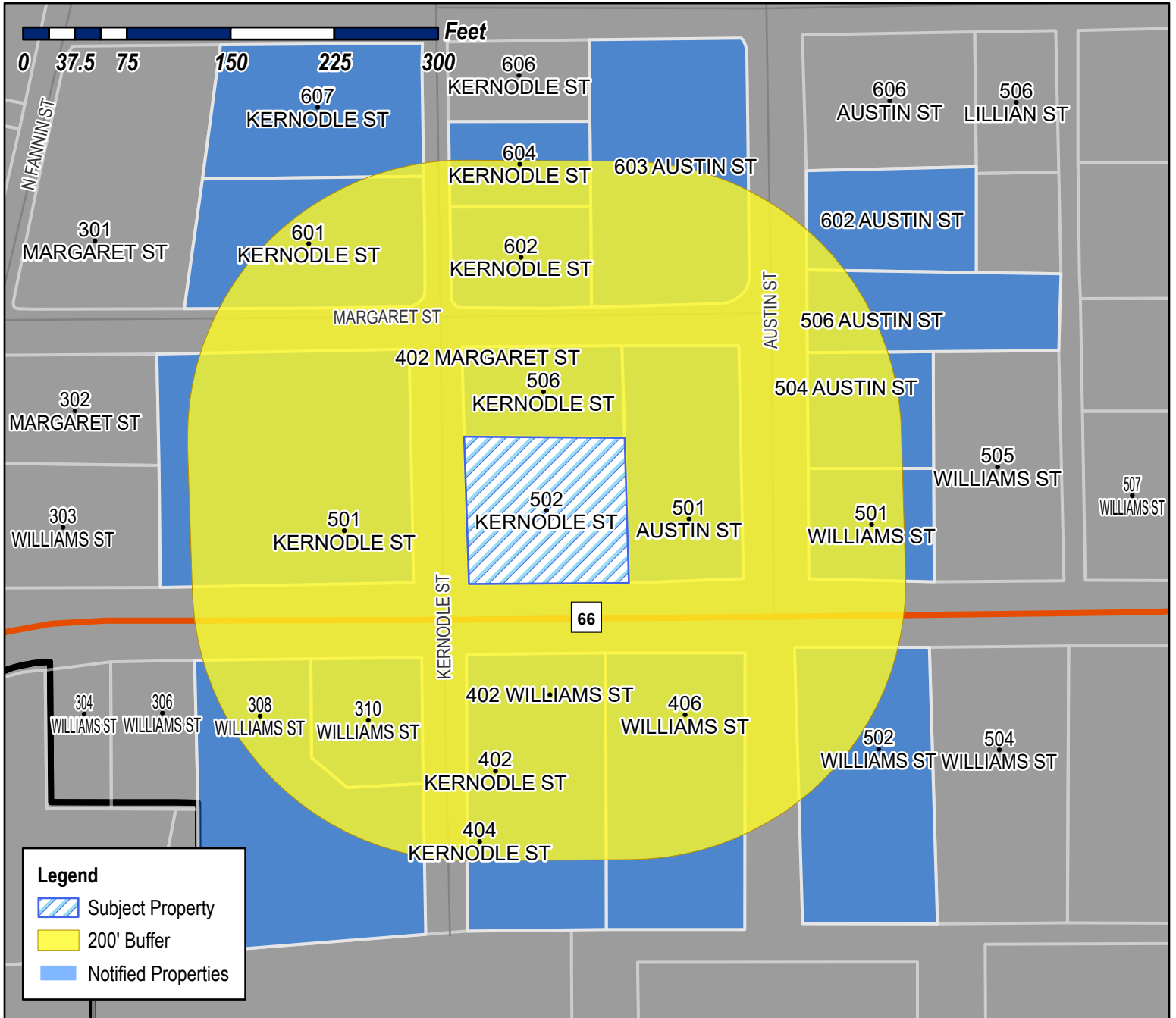




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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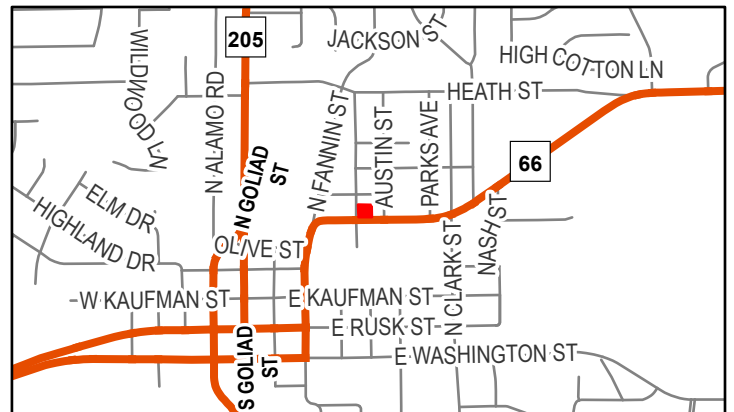
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**Case Number:** H2022-010  
**Case Name:** COA for Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 502 Kernodle Street

**Date Saved:** 6/3/2022

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



PLACE LISANNE  
1531 ZAPATA DR  
EL DORADO HILLS, CA 95762

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

MAY PATRICIA A  
308 WILLIAMS ST  
ROCKWALL, TX 75087

WINES DEBORAH C  
310 WILLIAMS ST  
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE  
402 WILLIAMS ST  
ROCKWALL, TX 75087

PLACE LISANNE  
406 WILLIAMS ST  
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J  
501 WILLIAMS STREET  
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF  
501 AUSTIN ST  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
501 KERNODLE  
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E  
502 WILLIAMS ST  
ROCKWALL, TX 75087

BARRON JOSE FELIX & MARIA MERCEDES  
502 KERNODLE ST  
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF  
TONI YEAGER, GUARDIAN  
504 PRESIDIO DR  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
504 AUSTIN ST  
ROCKWALL, TX 75087

FOLEY MICHELLE  
506 AUSTIN ST  
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH  
506 KERNODLE ST  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
601 KERNODLE ST  
ROCKWALL, TX 75087

GASKIN STEVE AND  
MICHAEL FLANARY  
602 KERNODLE STREET  
ROCKWALL, TX 75087

PEOPLES MICHAEL L &  
602 AUSTIN ST  
ROCKWALL, TX 75087

LOFLAND JANA J  
603 AUSTIN ST  
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN  
604 KERNODLE  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
607 KERNODLE ST  
ROCKWALL, TX 75087

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

BARRON JOSE FELIX & MARIA MERCEDES  
9 PRINGLE LN  
ROCKWALL, TX 75087

PEOPLES MICHAEL L &  
LINDA CAUBLE  
PO BOX 41  
ROCKWALL, TX 75087











NOV 10 2004

June 3, 2022

**Historic Preservation Advisory Board**

**City Of Rockwall**

**Petition for addition of new white wood picket fence**

**502 Kernodle Street**

**Rockwall, TX 75087**

**Farmers & Merchants Addition- Lot 1- Block 6**

**Non-contributing property**

**Blas & Ana K. Mejia**

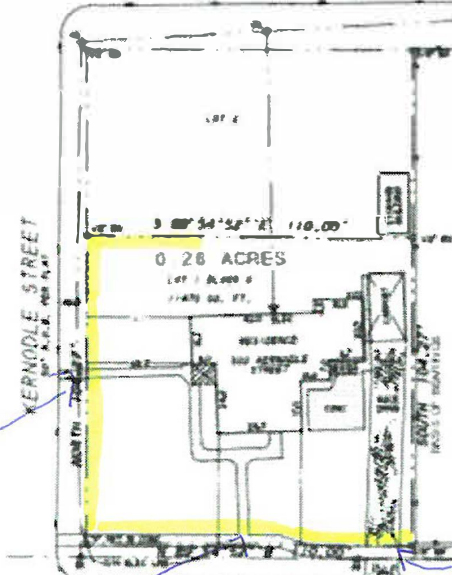
The property currently does not have a fence and we are proposing the addition of a new 4 foot white wood picket fence to match the accent color in the home. The fence is to include a gate on the rock driveway located on the side of Williams Rd (see attached survey). On that side of the property there will also be a small door which leads to sidewalk. Front fence facing Kernodle will also include a small door. The fence will be similar to others in the Old Town Rockwall Historic District neighborhood. In addition, the fence will enhance the historic character to the property; it will also keep our three children safe. This past Monday we had an unwelcomed visitor, that trespassed and walked up to our property as we were moving in, we immediately contacted Rockwall police department which they did an outstanding job. The proposed addition will enhance the home throughout the entire property as well as needed security to my family. Thank you so much for your time.

Sincerely,

Blas & Ana K. Mejia



MARGARET STREET  
30' A.S.G. 488 R.A.T.



Proposed  
small  
door

Proposed  
gate

Proposed  
small  
door

WILLIAMS STREET  
( STATE HIGHWAY 66 )  
30' T.L.B. 484 R.A.T.

DESCRIPTION

BEING LOT 1 BLOCK 4 OF GREENE REPLA OF BLOCK 4 PARCELS & INTERESTS ACQUIRED BY REFERENCE TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, MADE BY THE PLAT THEREOF, LOCATED IN COLONY D BLDG 10 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

NOTES

- 1) ACCORDING TO P & M-A FROM SURVEYOR FLOYD HAYES, COMMUNITY PLOTS FOR LOT 1, 2 AND 3, DATE 10, 1981, THE PROPERTY HAS 0.28 ACRES. THE PROPERTY DOES NOT APPEAR TO BE UNDER A 721-PLAN FUND PLAN.
- 2) DRAWING SCALE: AS RECORDED PLAN.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS (R.S.) 4" X 1/2" DIA.

SURVEYOR'S CERTIFICATE

I, Floyd H. Hayes, Registered Professional Land Surveyor No. 3524, do hereby certify that the above plat of the property surveyed for FLOYD H. HAYES and AMERICAN TITLE COMPANY is the result of a careful observation of the base evidence available to me and my assistants based on the facts as stated on this kind of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1987 and subsequent revisions, and the same was completed under my supervision on the ground on the 23rd day of January, 2012.



FLOYD H. HAYES, R.P.L.S. No. 3524



ROCKWALL SURVEYING COMPANY, INC.

10000 ROCKWALL, TEXAS 75087 PHONE 972-766-7222 FAX 972-766-7222