



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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
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- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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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:

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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 **605 E WASHINGTON ST ROCKWALL, TX 75087**

SUBDIVISION **BF BOYDSTUN ADDITION** LOT _____ BLOCK **43A**

GENERAL LOCATION **OLD TOWN HISTORIC DISTRICT**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF-7** CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE **.22** 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 **KEITH GREEN** CONTACT PERSON _____

ADDRESS **605 E WASHINGTON ST** ADDRESS _____

CITY, STATE & ZIP **ROCKWALL, TX 75087** CITY, STATE & ZIP _____

PHONE **972-978-9197** PHONE _____

E-MAIL **GREEN.KEITH@GMAIL.COM** E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

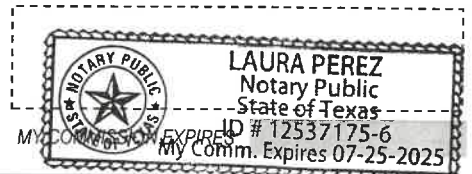
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 **20** DAY OF **October**, 20**23**.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 605 E WASHINGTON ST ROCKWALL, TX 75087

SUBDIVISION BF BOYDSTUN ADDITION LOT _____ BLOCK 43A

GENERAL LOCATION OLD TOWN HISTORIC DISTRICT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE .22 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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OWNER APPLICANT

CONTACT PERSON KEITH GREEN CONTACT PERSON _____

ADDRESS 605 E WASHINGTON ST ADDRESS _____

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP _____

PHONE 972-978-9197 PHONE _____

E-MAIL GREEN.KEITH@gmail.com E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

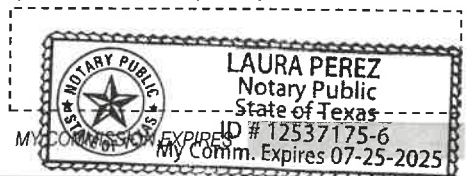
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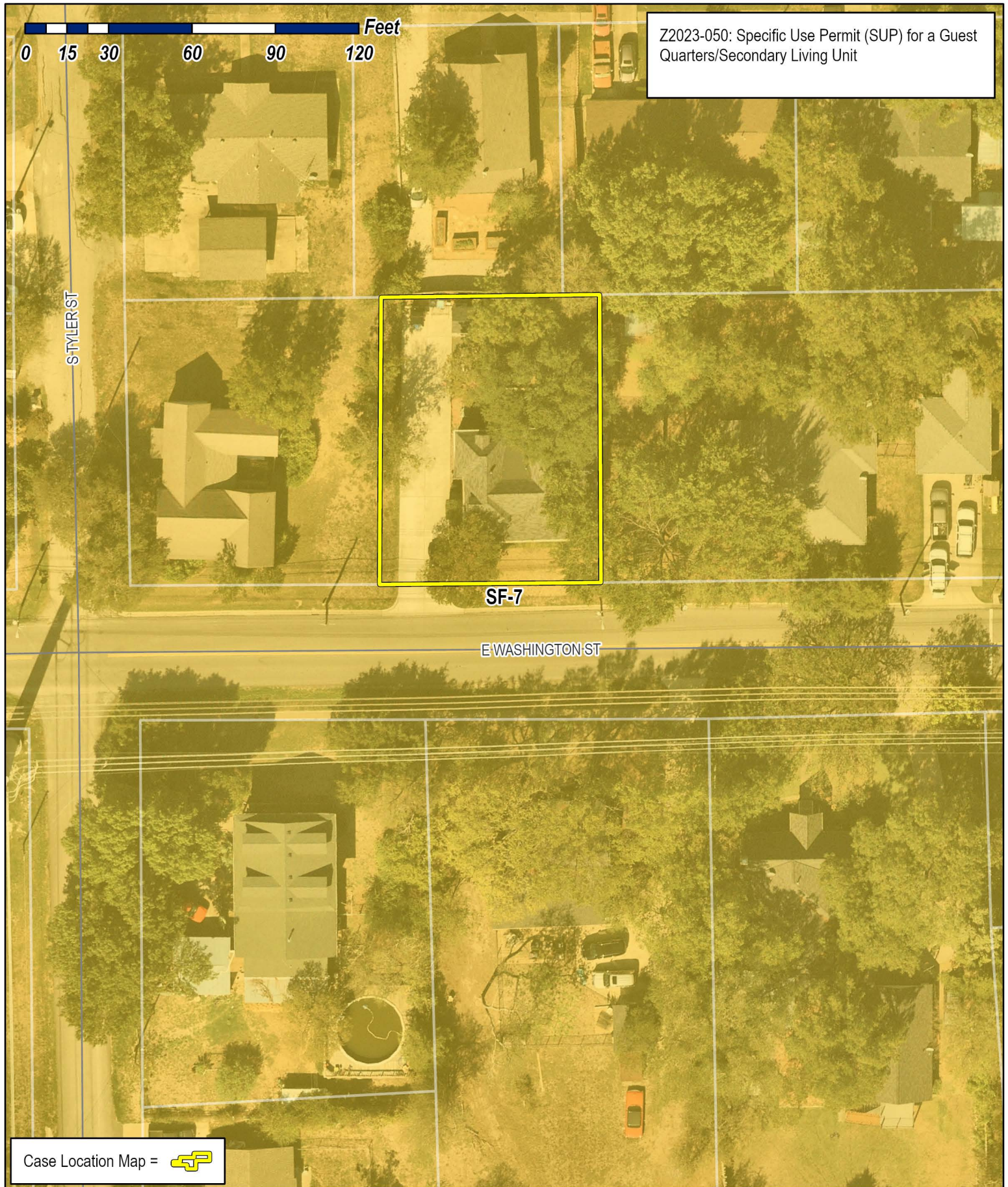
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF October, 2023.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____






Z2023-050: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

0 15 30 60 90 120 Feet

S TYLER ST

SF-7

E WASHINGTON 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.

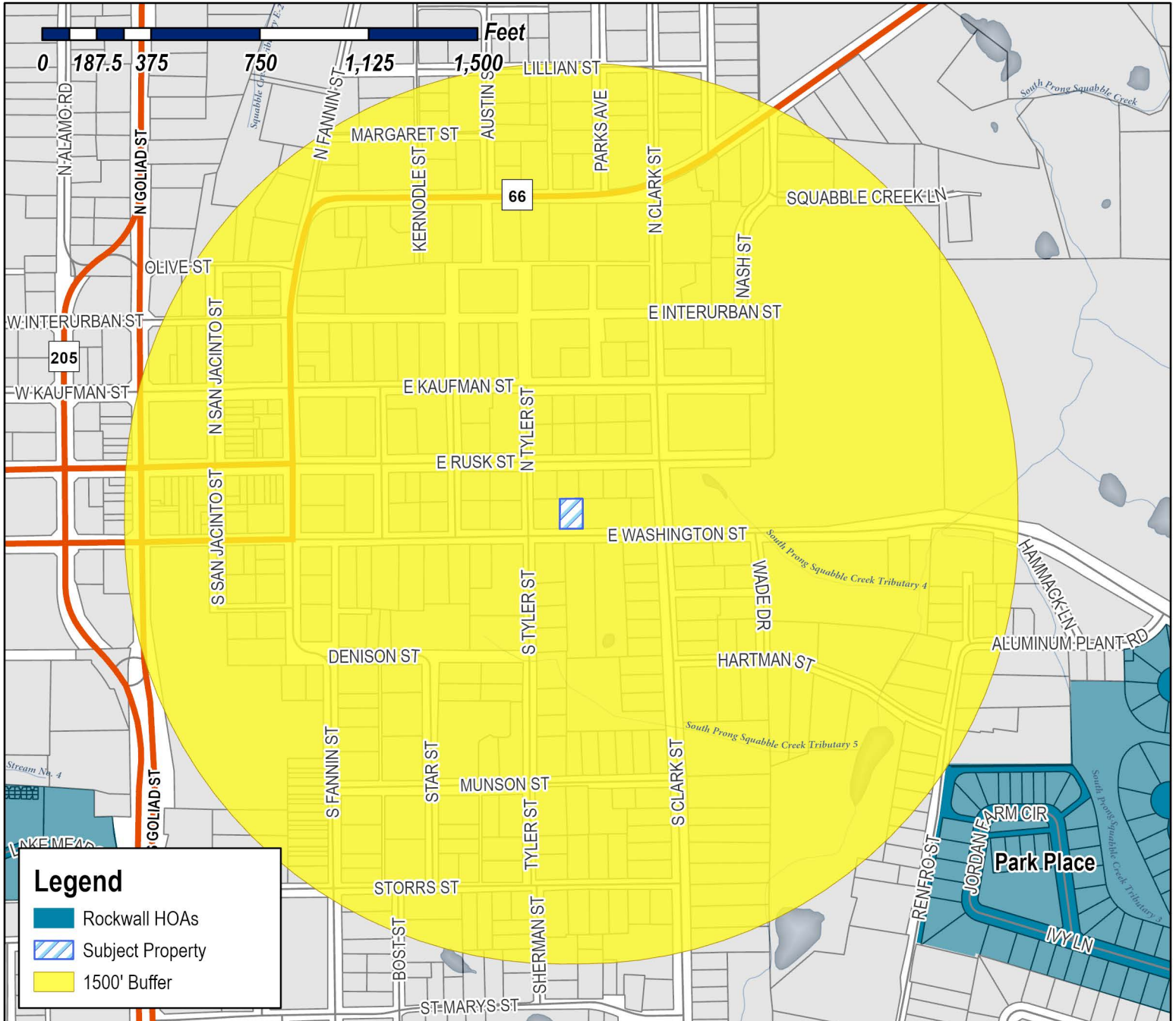




City of Rockwall

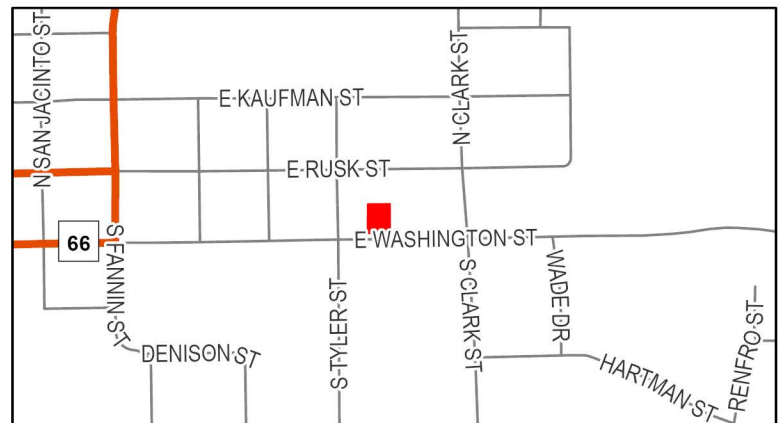
Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2023-050
Case Name: SUP for Guest Quarter/Secondary
Case Type: Living Unit
Zoning: Zoning
Case Address: Single-Family 7 (SF-7) District
 605 E. Washington Street

Date Saved: 10/20/2023
 For Questions on this Case Call (972) 771-7745

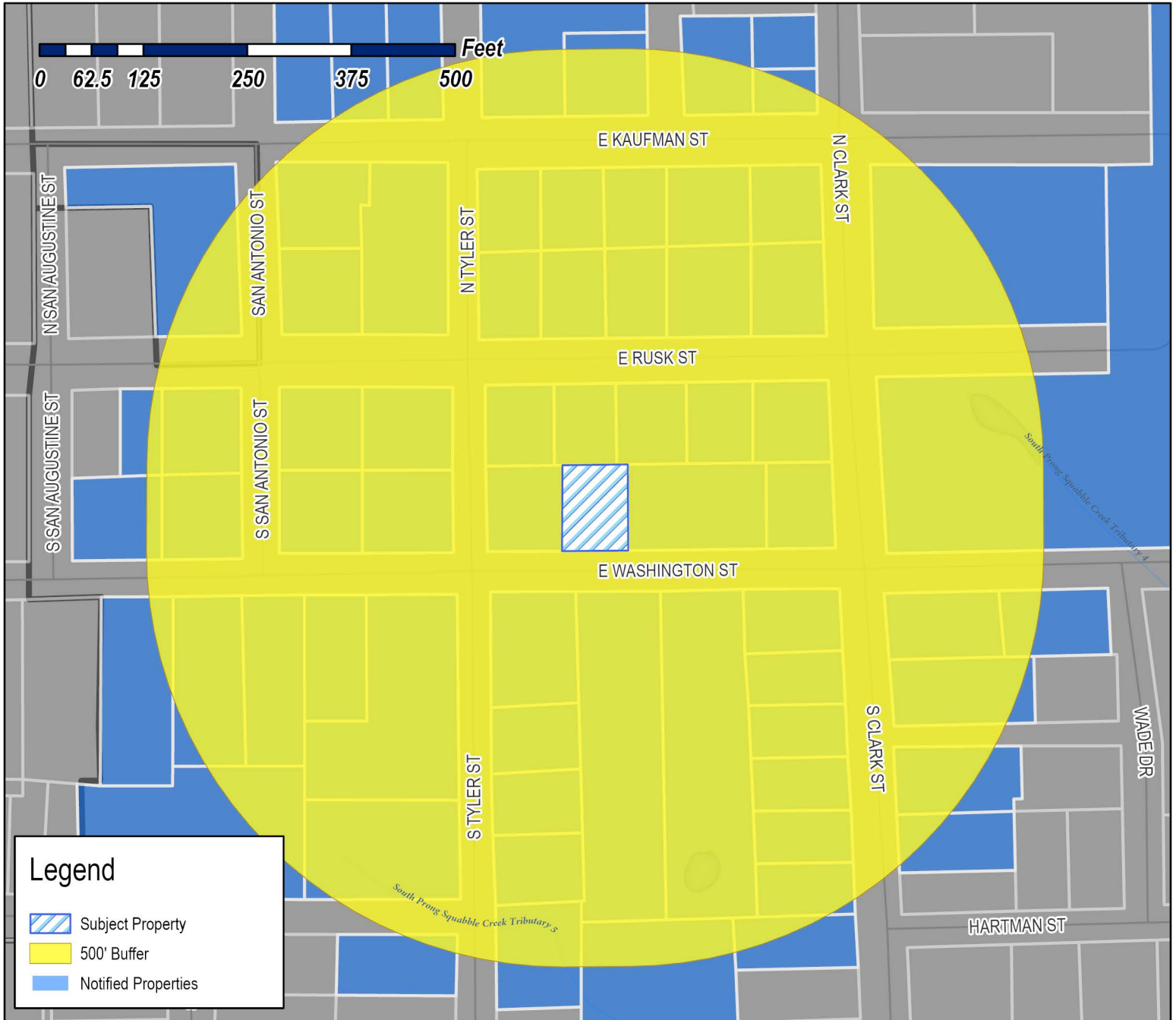




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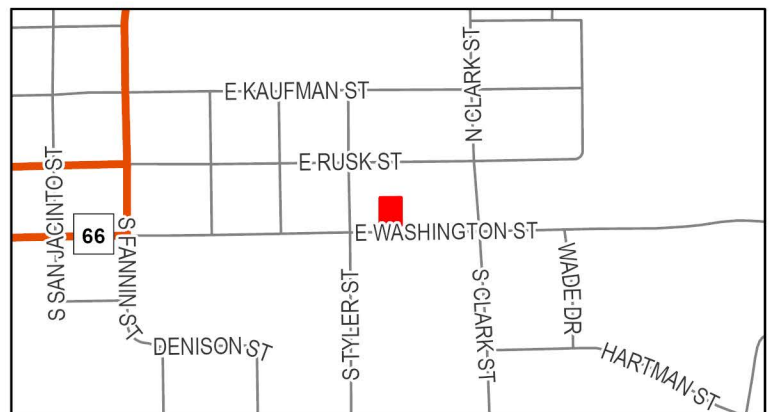
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Case Number: Z2023-050
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street

Date Saved: 10/20/2023

For Questions on this Case Call: (972) 771-7746



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

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

CAMPBELL CASEY C
201 S CLARK STREET
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN R AND SYDNEY
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

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

RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

MUNSON PARNTERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
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
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
603 E RUSK
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

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

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

INTEGRITY ALL CASH HOME BUYERS LLC
7340 BAKER BLVD #392
RICHLAND HILLS, TX 76118

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND STE 100
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
P.O. BOX 3061
WARMINSTER, PA 18974

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tammy Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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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: October 19, 2023

APPLICANT: Keith Green

CASE NUMBER: H2023-016; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

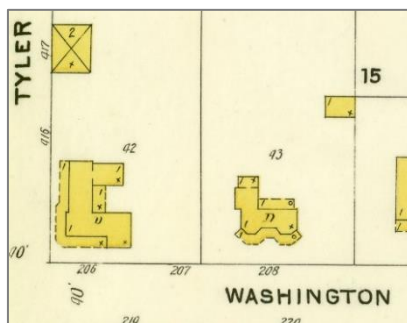
BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the *Sanborn Maps* -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.

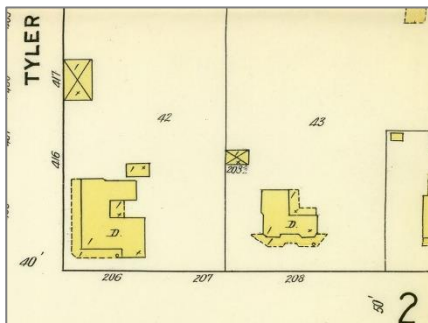


SUBJECT PROPERTY: NOVEMBER 3, 2014

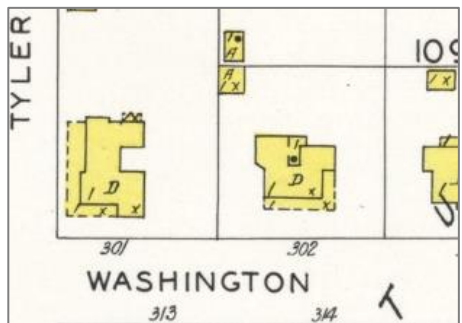
1905 SANBORN MAP



1911 SANBORN MAP



1934 SANBORN MAP



PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (*i.e.* 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 *Historic Resource Survey*, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (*i.e.* 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (*i.e.* 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (*i.e.* 202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e.* 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a R2 (*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 0.23-acre parcel of land with a ~1,969 single-family home (*i.e.* 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

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 designated as a *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

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 [*i.e.*] and proposed preservation criteria ..." While the proposed structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, 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 accessory structure on the subject property.

NOTIFICATIONS

On October 5, 2023, staff mailed 31 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.
- (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: _____

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 _____

APPLICANT(S) NAME _____

ADDRESS _____

ADDRESS _____

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):

\$ _____

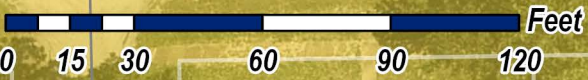
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS,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

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

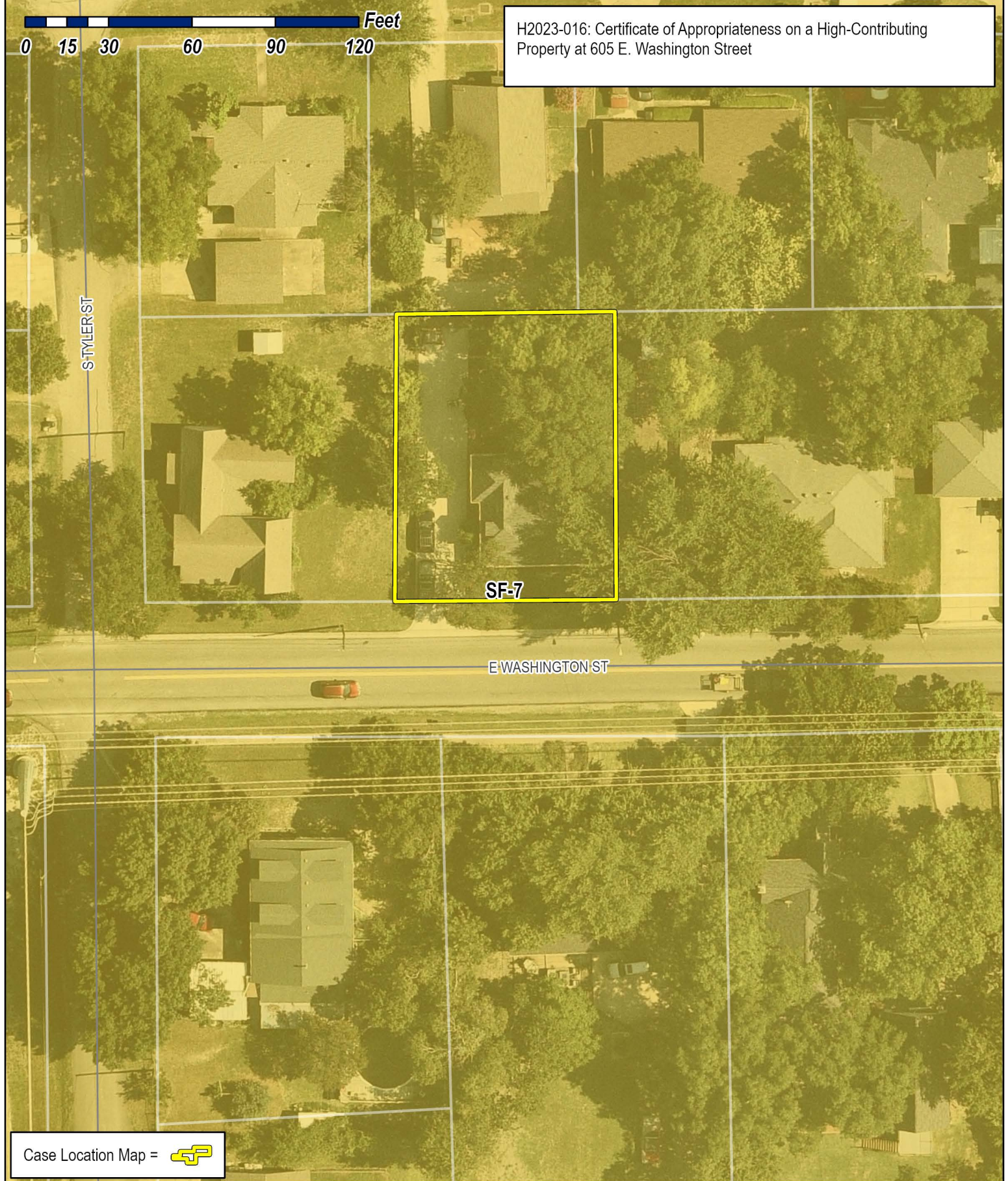
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____



H2023-016: Certificate of Appropriateness on a High-Contributing Property at 605 E. Washington 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.

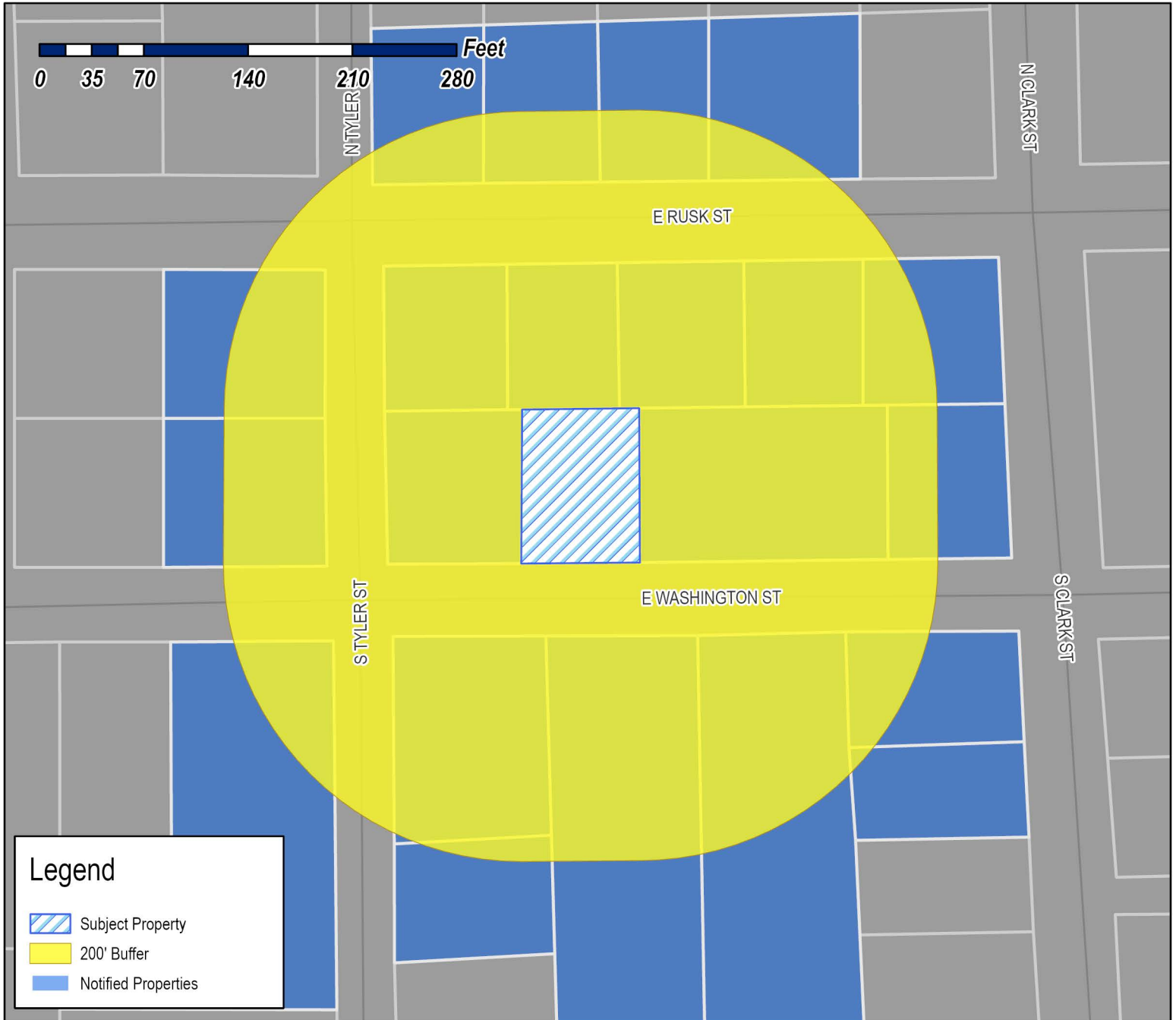




City of Rockwall

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

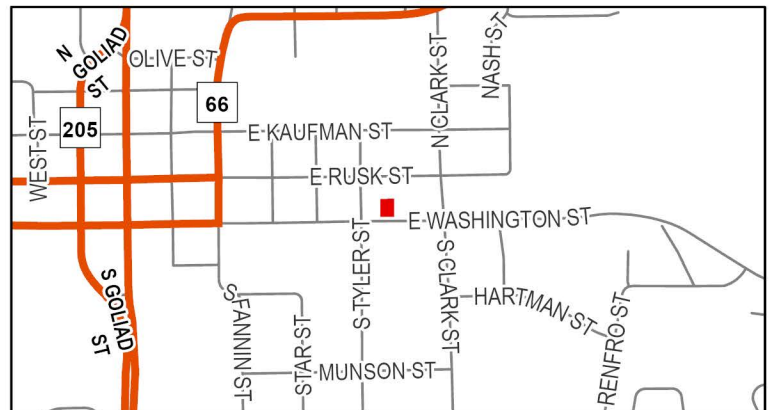
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2023-014
Case Name: COA for High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street



Date Saved: 10/3/2023

For Questions on this Case Call: (972) 771-7746

SMILEY KAREN APRIL
605 E RUSK
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 EWASHINGTON
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
211 TYLER ST
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 WASHINGTON
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC
603 E RUSK
ROCKWALL, TX 75087

GLASS JERRY
601 E WASHINGTON
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
106 S CLARK ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK
ROCKWALL, TX 75087

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

ROBINSON NELDA
602 E RUSK
ROCKWALL, TX 75087

HORNER ANDREA J
604 E RUSK
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
102 S CLARK ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
P.O. BOX 3061
WARMINSTER, PA 18974

RESIDENT
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
3435 HWY 276
ROCKWALL, TX 75087

RESIDENT
7340 BAKER BLVD
#392
RICHLAND HILLS, TX 76118

RESIDENT
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
815 T L TOWNSEND
STE 100
ROCKWALL, TX 75087

RESIDENT
2 MANOR COURT
HEATH, TX 758032

RESIDENT
102 N TYLER ST
ROCKWALL, TX 758087

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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington 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, October 19, 2023 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:

Angelica Guevara
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, October 19, 2023 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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

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

Name:

Address:

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

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

CLIFFORD & JEANETTE CORNELIUS

TO
HELEN ROBINSON
VOL. 1492, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 12B, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Fey, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of September, 2008.

[Signature]
Harold D. Fey, III, R.P.L.S. No. 5034

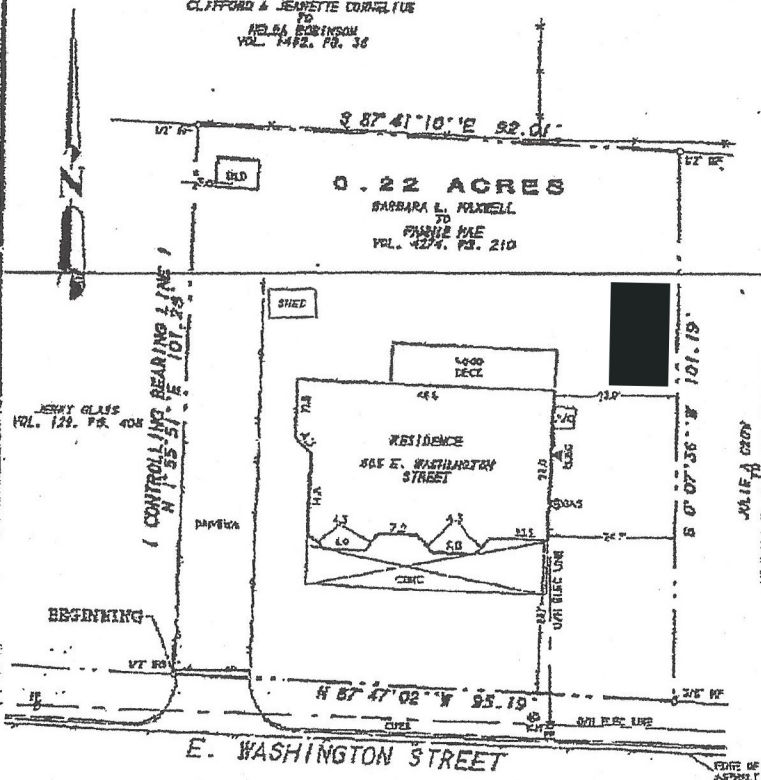


STREETS LEGEND			
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135	139	143	147
151	155	159	163
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183	187	191	195
199	203	207	211
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583	587	591	595
599	603	607	611
615	619	623	627
631	635	639	643
647	651	655	659
663	667	671	675
679	683	687	691
695	699	703	707
711	715	719	723
727	731	735	739
743	747	751	755
759	763	767	771
775	779	783	787
791	795	799	803
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823	827	831	835
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855	859	863	867
871	875	879	883
887	891	895	899
903	907	911	915
919	923	927	931
935	939	943	947
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967	971	975	979
983	987	991	995
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1047	1051	1055	1059
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1079	1083	1087	1091
1095	1099	1103	1107
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1895	1899	1903	1907
1911	1915	1919	1923
1927	1931	1935	1939
1943	1947	1951	1955
1959	1963	1967	1971
1975	1979	1983	1987
1991	1995	1999	2003

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1814 E. FM 881 ROYSE CITY, TX 75189 972-775-5094 PHONE 972-772-0416 FAX

PRINTED DATE: SEPTEMBER 15, 2008
SCALE: 1" = 20' PAGE: 31654738
COURT: DISTRICT OF ROCKWALL COUNTY



JERRY GLASS
VOL. 128, PG. 404

JULIE A. GRAY
MICHAEL P. & TAMARA SULLIVAN
VOL. 1134, PG. 236

REPRODUCTION OF PLAT
DATE: _____
DATE: _____

A NEW BACKYARD SHED FOR KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.
ROCKWALL 75087

NEW SHED

KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.
ROCKWALL TX 75087

ISSUE LOG

DATE	DESCRIPTION
09/11/23	FOR BIDDING AND PERMIT

REVISION LOG

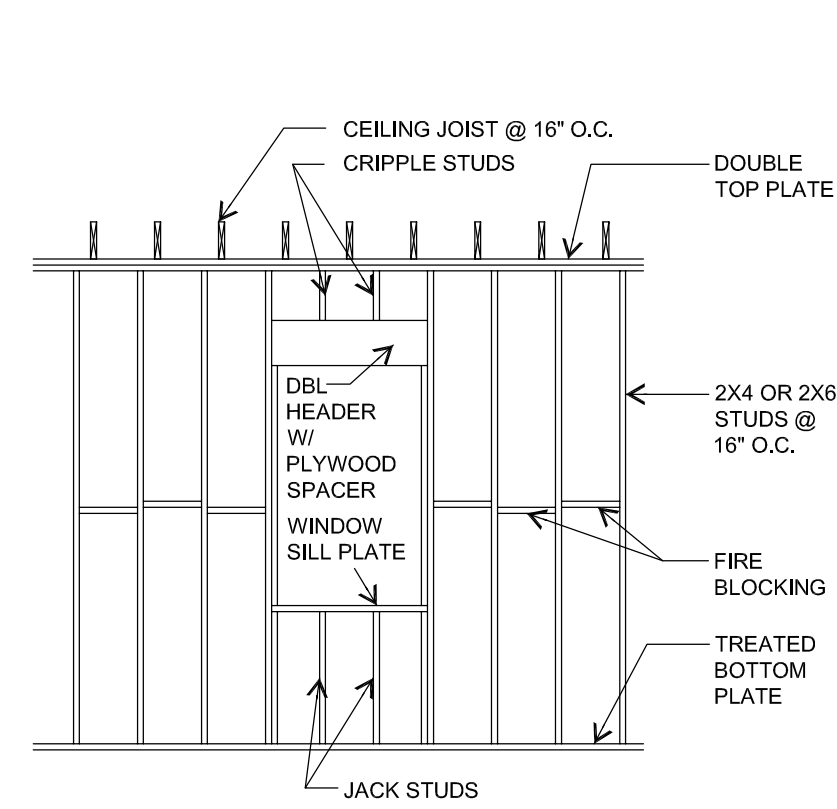
DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

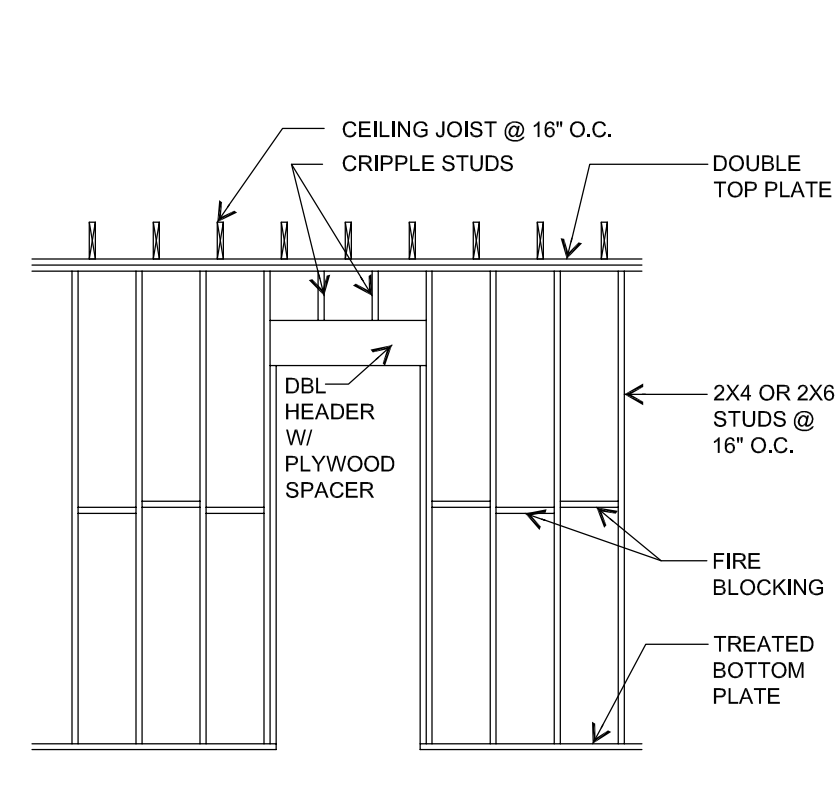
- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION



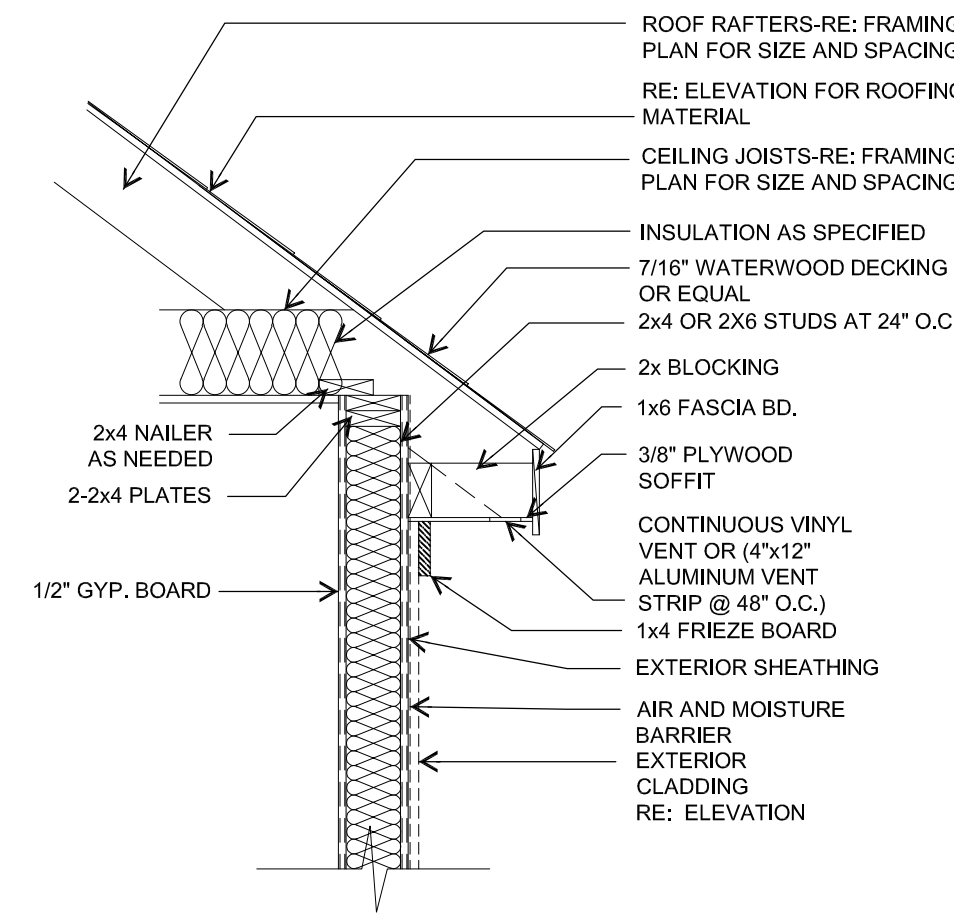
ARCH. PROJ. #:	SCALE:
09/06/23	REF. DRAWING
SHEET NO.	
A1.0	
SHED NOTES, PLANS, ELEVATIONS	



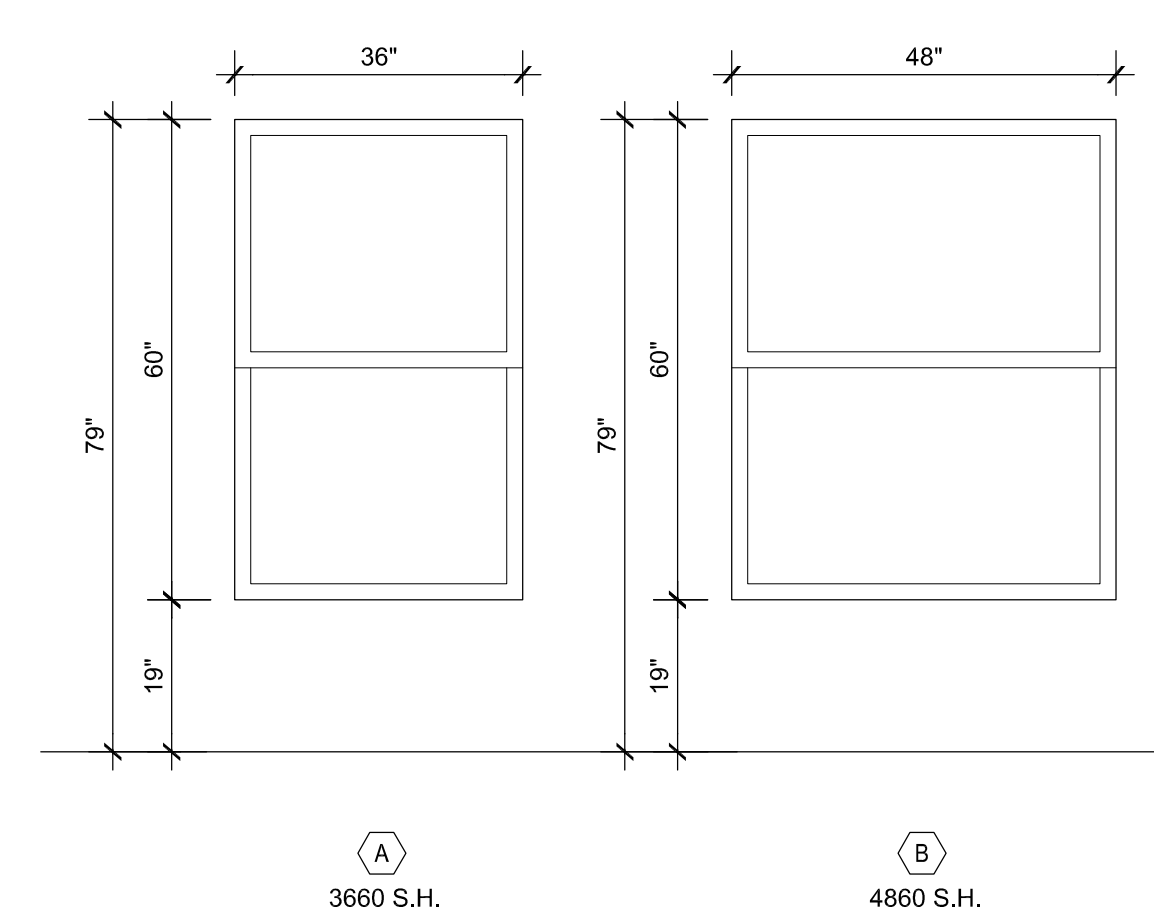
12 TYP. WINDOW FRAMING
SCALE: 1/4" = 1'-0"



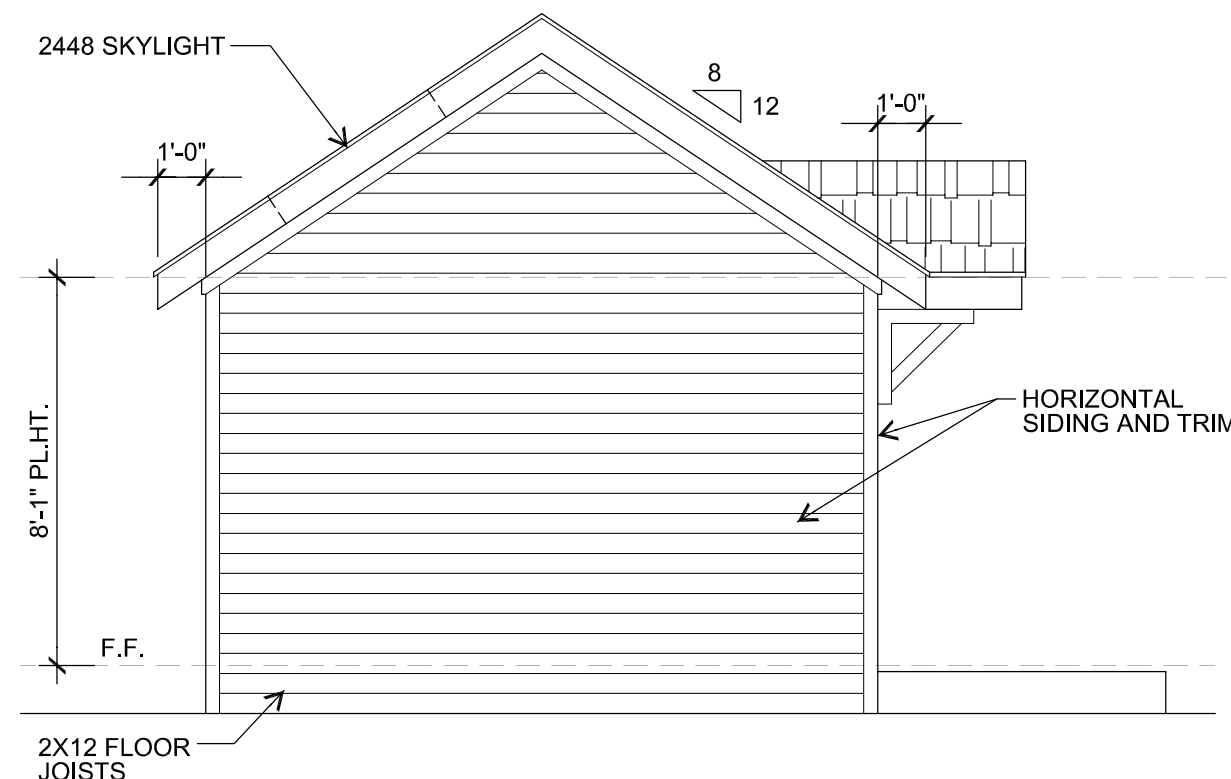
11 TYP. DOOR FRAMING
SCALE: 1/4" = 1'-0"



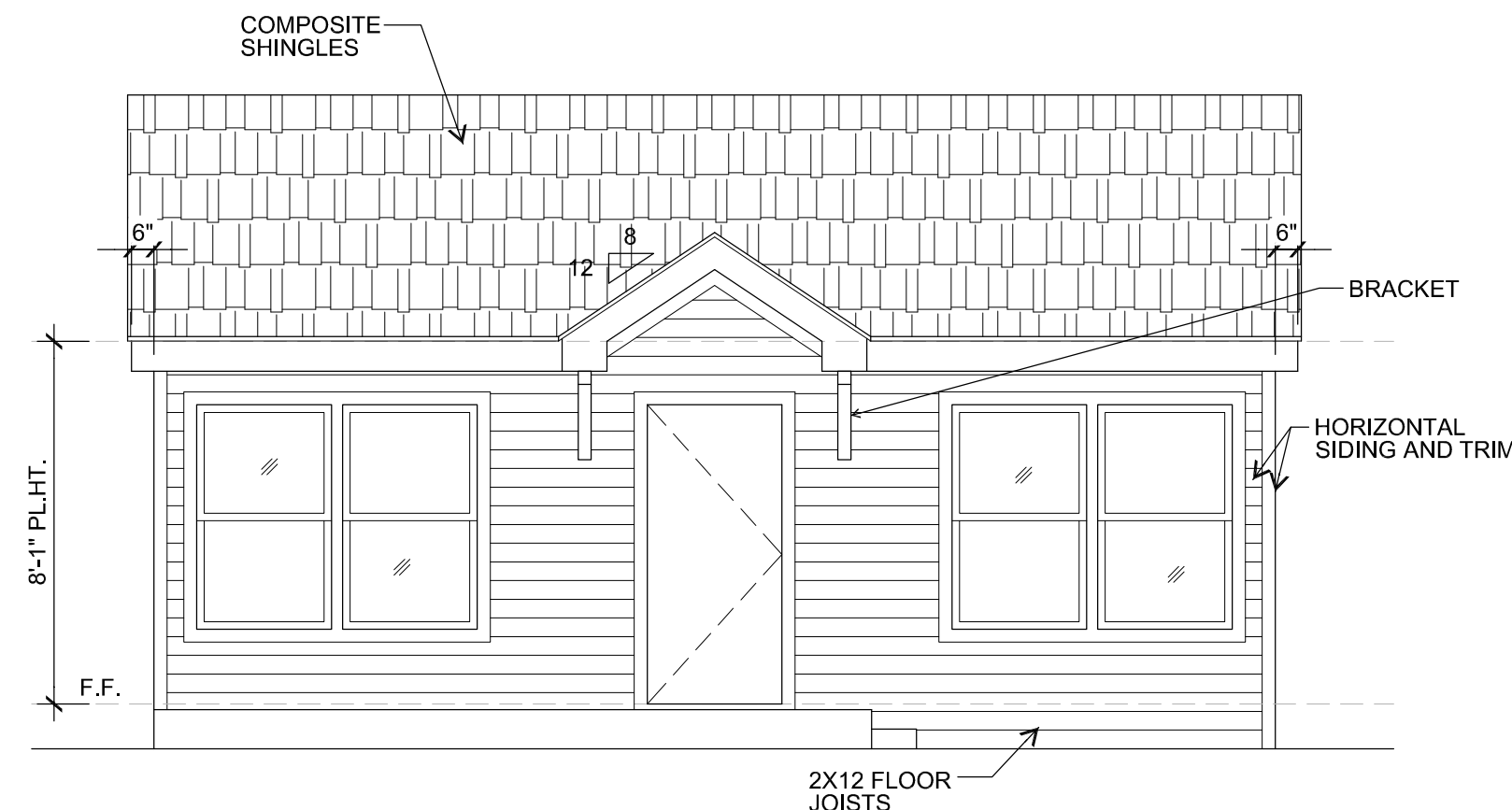
10 TYP. SOFFIT DETAIL
SCALE: 1/4" = 1'-0"



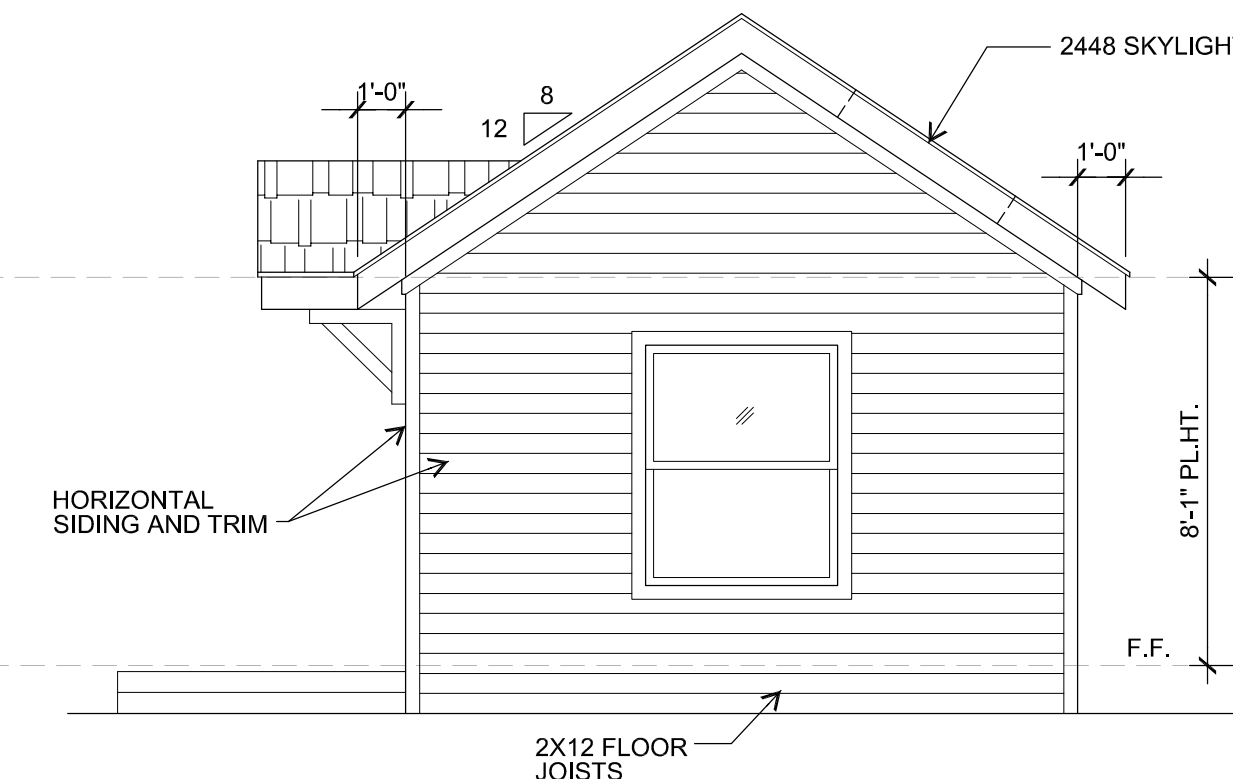
9 WINDOW TYPES
NO SCALE



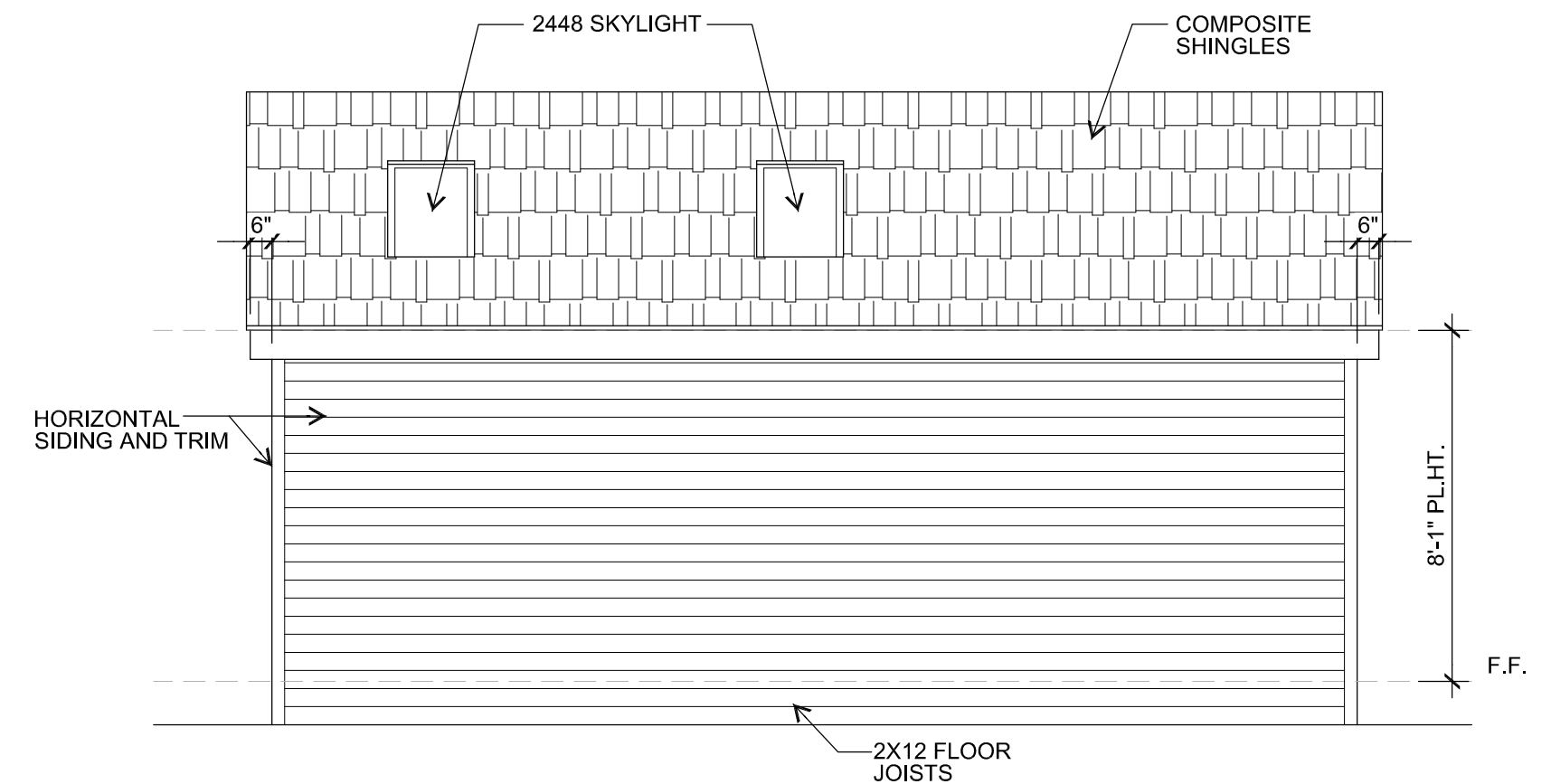
8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



7 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

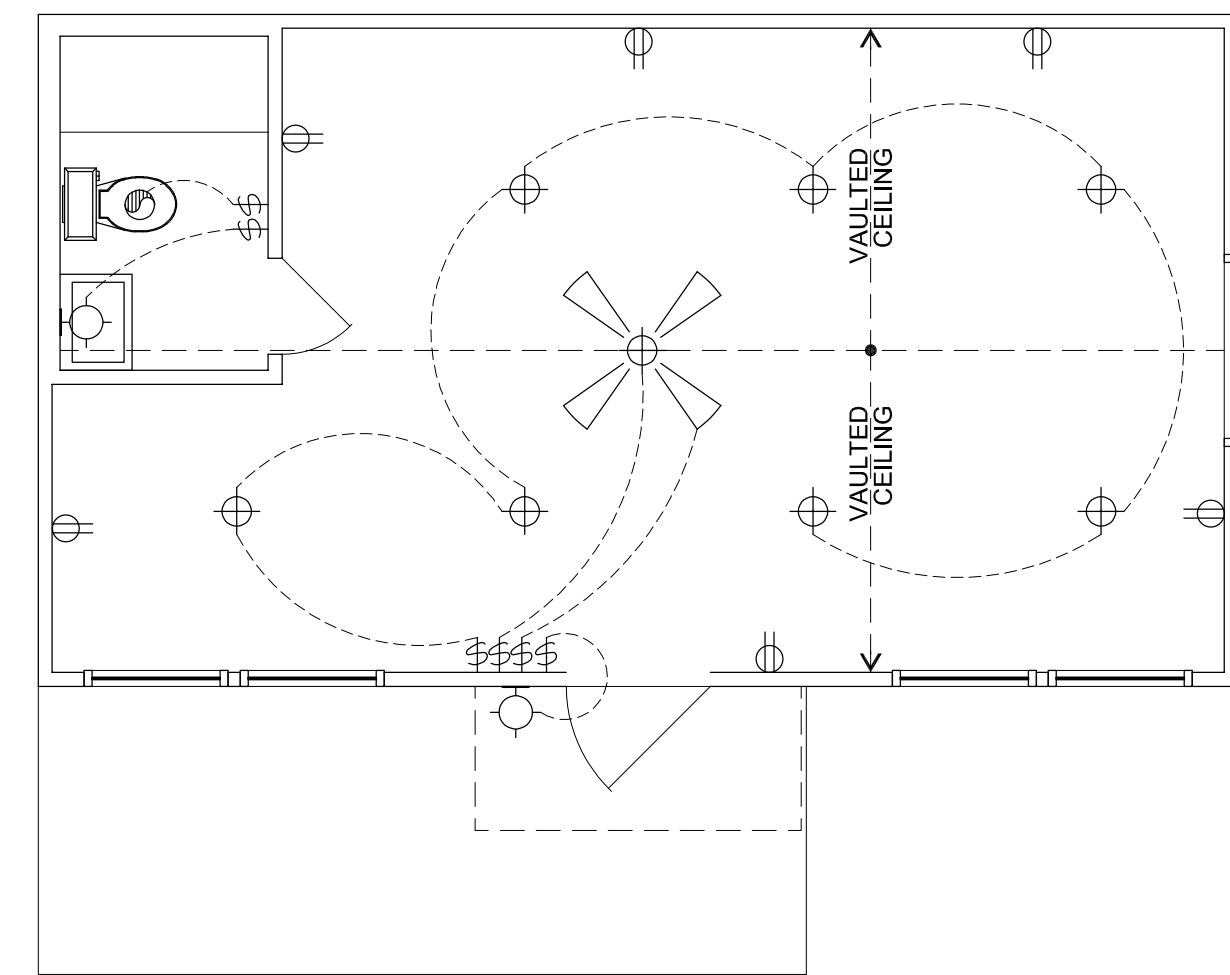


5 REAR ELEVATION
SCALE: 1/4" = 1'-0"

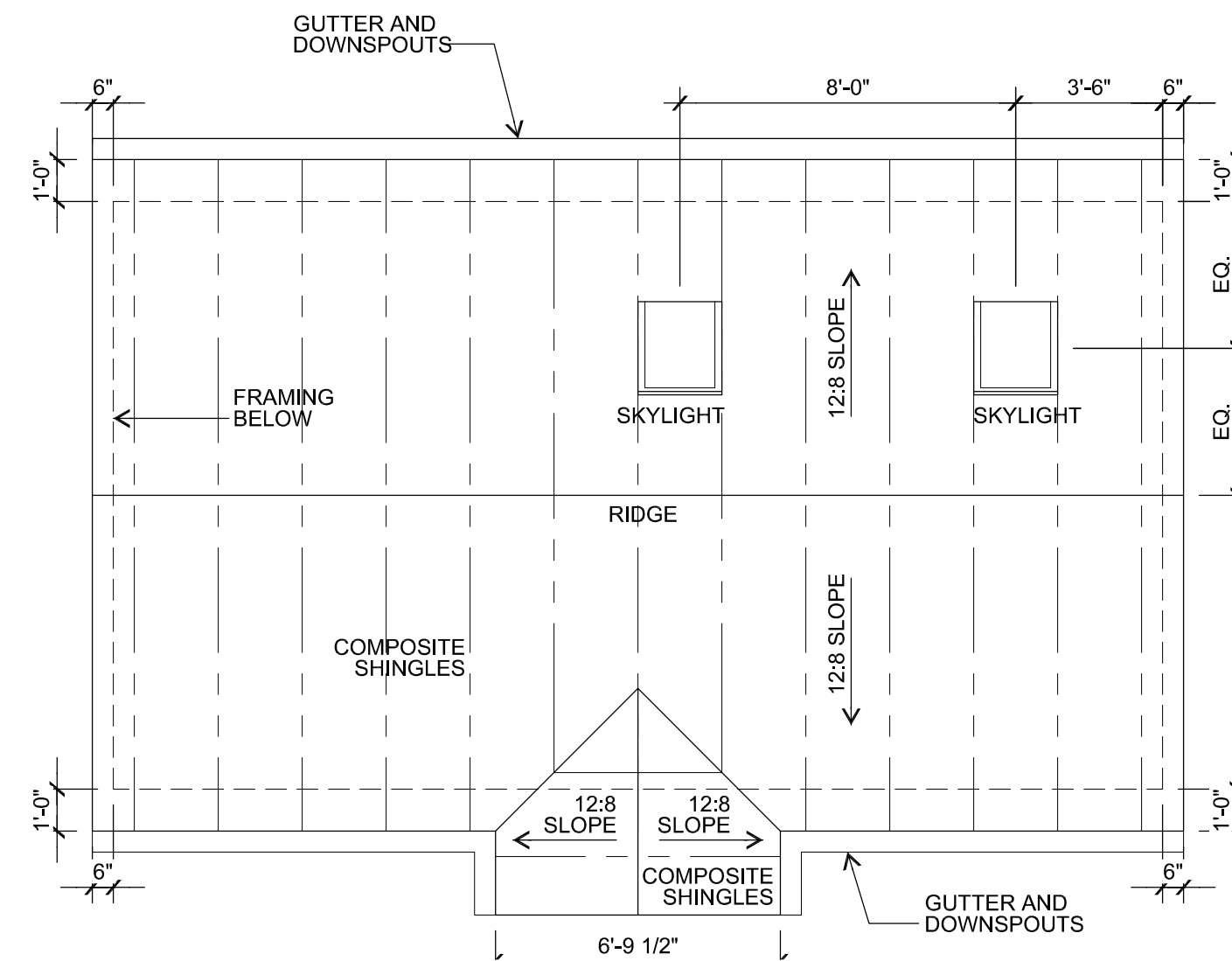
- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 - 4) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 - 5) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 6) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 - 7) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊕	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN WITH LIGHT KIT
⊕	EXHAUST FAN

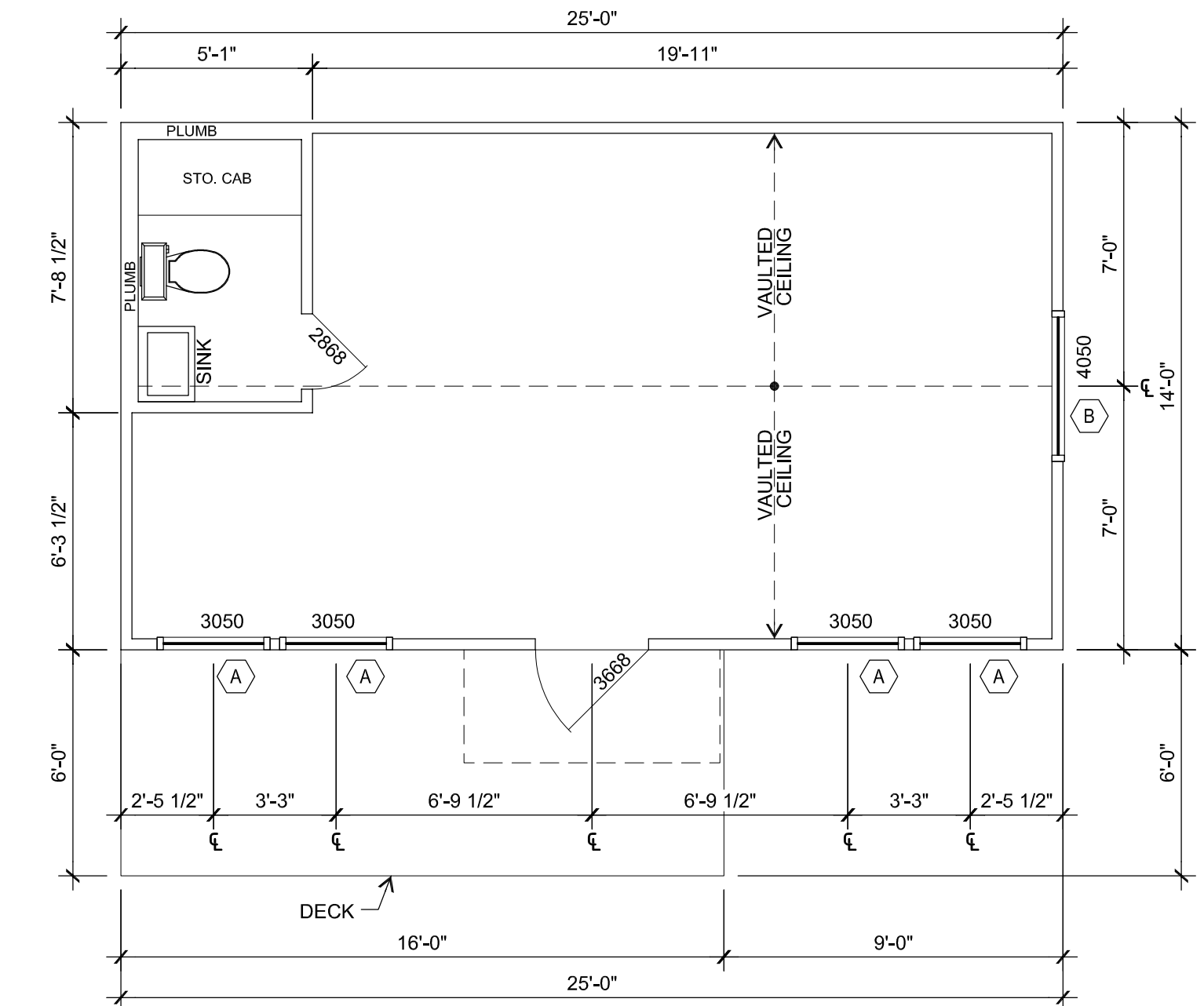
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.



3 POWER PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	AREAS
350	FLOOR PLAN









605

ADT



605

OCT 18 2006



605

OCT 18 2006



NOV 11 2004

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/26/2023

PROJECT NUMBER: Z2023-050
PROJECT NAME: SUP for Guest Quarters/ Secondary Living Unit
SITE ADDRESS/LOCATIONS: 605 E WASHINGTON ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	10/24/2023	Approved w/ Comments

10/24/2023: Z2023-050; Specific Use Permit (SUP) a Guest Quarters/Secondary Living Unit at 605 E. Washington Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2023-050) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (2) The area of such quarters shall not exceed 30% of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit will be 14-feet by 25-feet and have a building footprint of 350 SF. The total square footage of the structure will be 350 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 2,884 SF, which would allow a maximum Guest Quarters/Detached Garage size of 862.2 SF. Based on this the proposed structure appears to conform to the requirements for Guest Quarters/Detached Garage.

I.7 The height of the proposed accessory structure is thirteen (13) feet seven (7) inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32 feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. Based on this, the proposed height is in conformance with the development standards.

I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.

- (2) The construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Guest Quarters/Secondary Living Unit shall not exceed a maximum size of 350 SF.
- (4) The maximum height of the Guest Quarters/Secondary Living Unit shall not exceed a total height of 14-feet as measured to highest point of the pitched roof.
- (5) The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.10 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. Based on this, the building meets all of the requirements for a Guest Quarters/Secondary Living Unit.

M.11 Please review the attached Draft Ordinance prior to the November 1, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 7, 2023. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 1, 2023.

I.13 The projected City Council meeting dates for this case will be November 20, 2023 (1st Reading) and December 4, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved w/ Comments
10/26/2023: Guest Quarters will be required to meet the 10' setback from the main structure, 6 feet from the side property line, and 3' feet from the rear property line. Please make sure the applicant/homeowner understands the SUP approval is not the Building Permit, and requires a separate submittal and approval.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 605 E WASHINGTON ST ROCKWALL, TX 75087

SUBDIVISION BF BOYDSTUN ADDITION LOT _____ BLOCK 43A

GENERAL LOCATION OLD TOWN HISTORIC DISTRICT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE .22 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 KEITH GREEN CONTACT PERSON _____

ADDRESS 605 E WASHINGTON ST ADDRESS _____

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP _____

PHONE 972-978-9197 PHONE _____

E-MAIL GREEN.KEITH@gmail.com E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

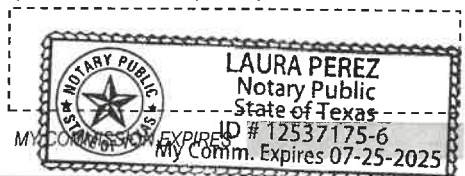
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

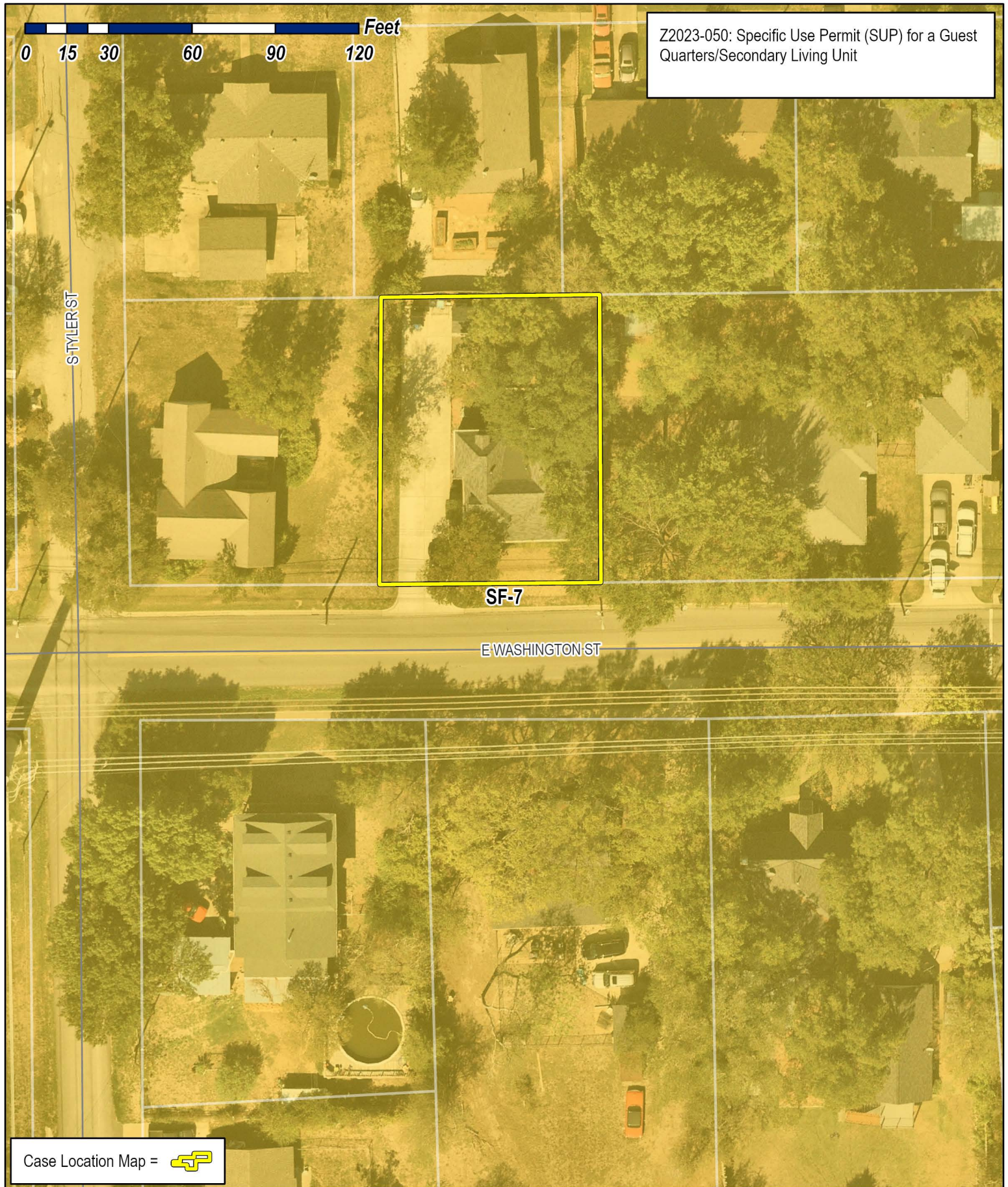
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 20 DAY OF October, 2023.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





Z2023-050: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

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.

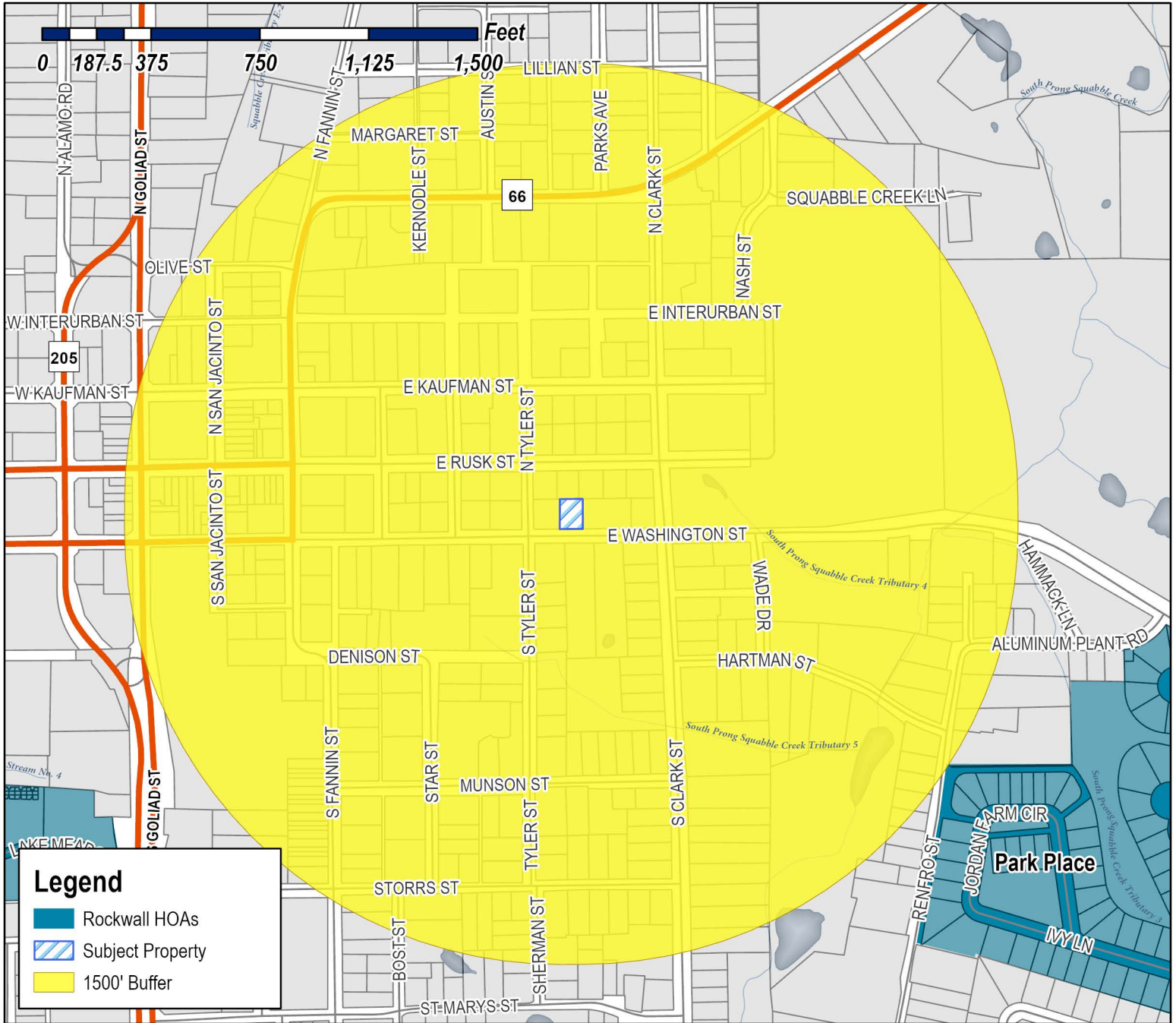




City of Rockwall

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

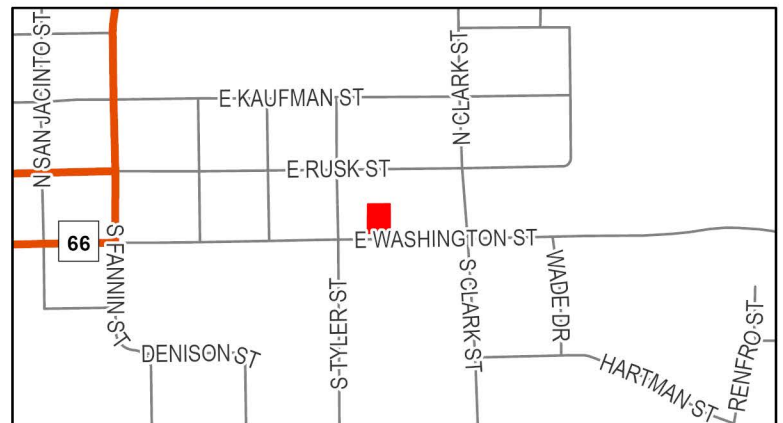
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Case Number: Z2023-050
Case Name: SUP for Guest Quarter/Secondary
Case Type: Living Unit
Zoning: Zoning
Case Address: Single-Family 7 (SF-7) District
 605 E. Washington Street

Date Saved: 10/20/2023

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

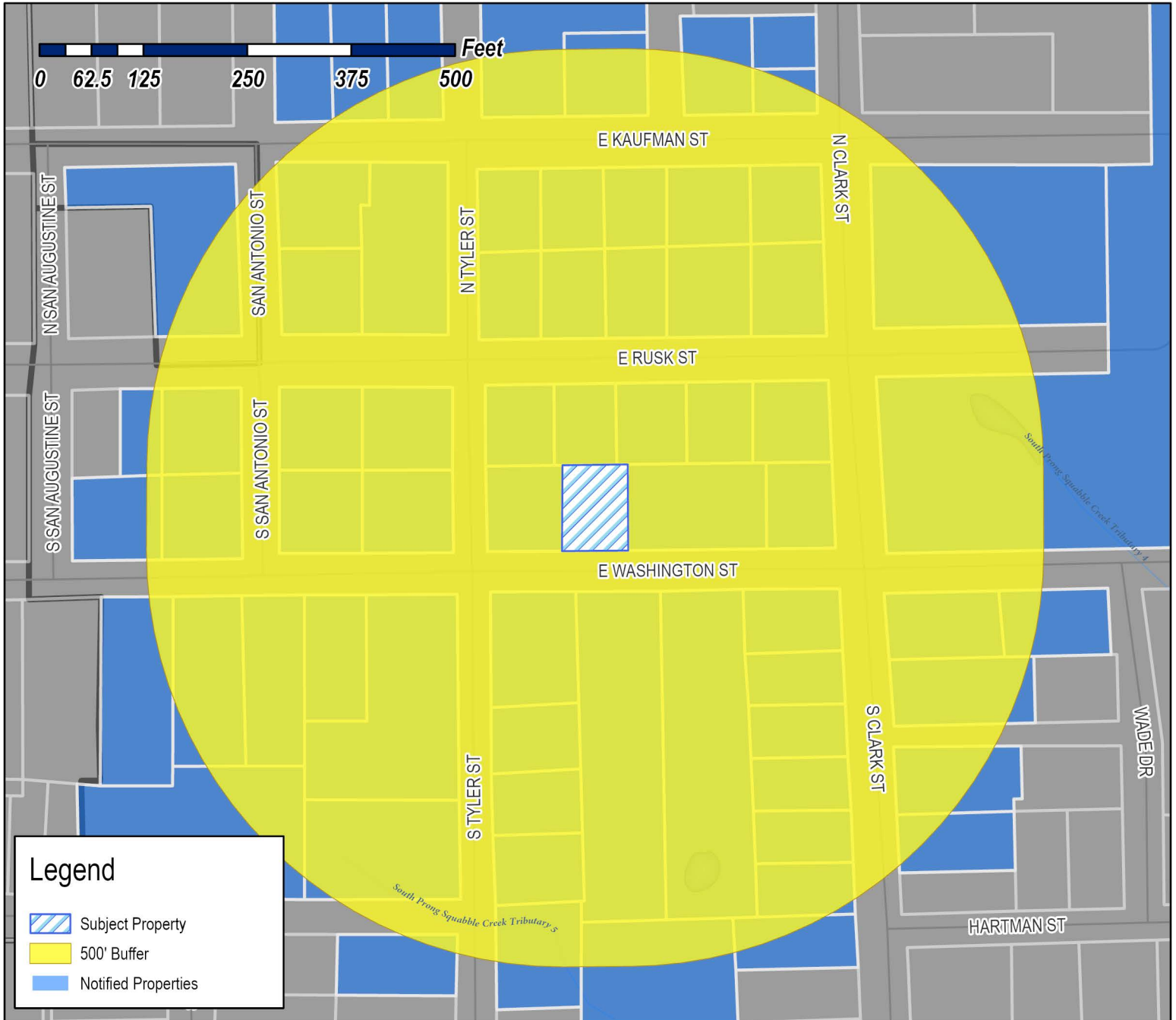




City of Rockwall

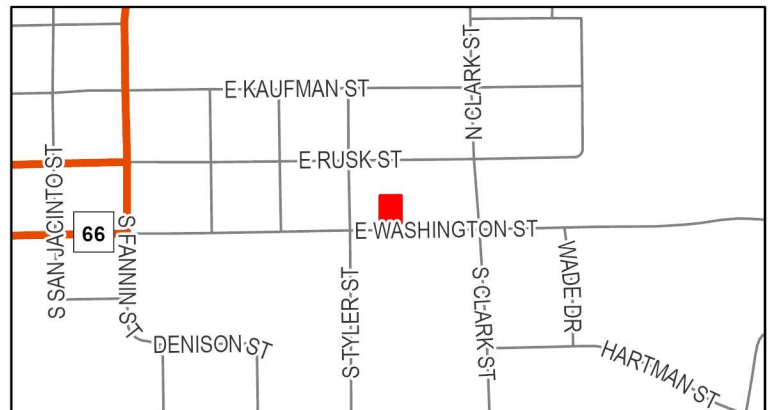
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2023-050
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street

Date Saved: 10/20/2023
 For Questions on this Case Call: (972) 771-7746



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

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

CAMPBELL CASEY C
201 S CLARK STREET
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN R AND SYDNEY
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

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

RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

MUNSON PARNTERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
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
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
603 E RUSK
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

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

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

INTEGRITY ALL CASH HOME BUYERS LLC
7340 BAKER BLVD #392
RICHLAND HILLS, TX 76118

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND STE 100
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
P.O. BOX 3061
WARMINSTER, PA 18974

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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 Monday, November 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

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:
Address:

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

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

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRY WIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



STRIKES LEGEND			
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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: October 19, 2023

APPLICANT: Keith Green

CASE NUMBER: H2023-016; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

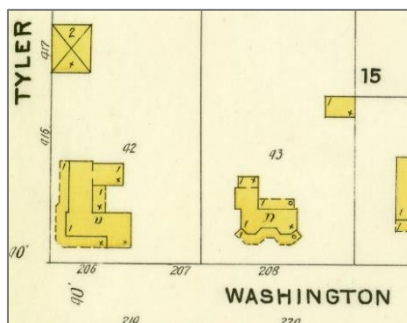
BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the *Sanborn Maps* -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.

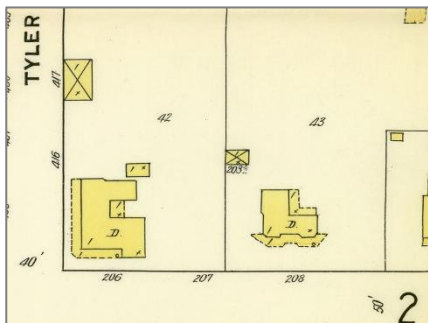


SUBJECT PROPERTY: NOVEMBER 3, 2014

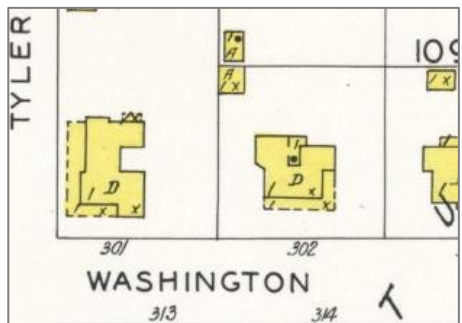
1905 SANBORN MAP



1911 SANBORN MAP



1934 SANBORN MAP



PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (*i.e.* 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 *Historic Resource Survey*, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (*i.e.* 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (*i.e.* 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (*i.e.* 202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e.* 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a R2 (*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 0.23-acre parcel of land with a ~1,969 single-family home (*i.e.* 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

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 designated as a *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

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 [*i.e.*] and proposed preservation criteria ..." While the proposed structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, 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 accessory structure on the subject property.

NOTIFICATIONS

On October 5, 2023, staff mailed 31 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.
- (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: _____

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 _____

APPLICANT(S) NAME _____

ADDRESS _____

ADDRESS _____

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):

\$ _____

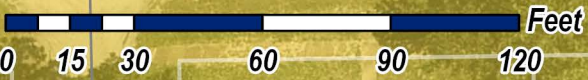
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS,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

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

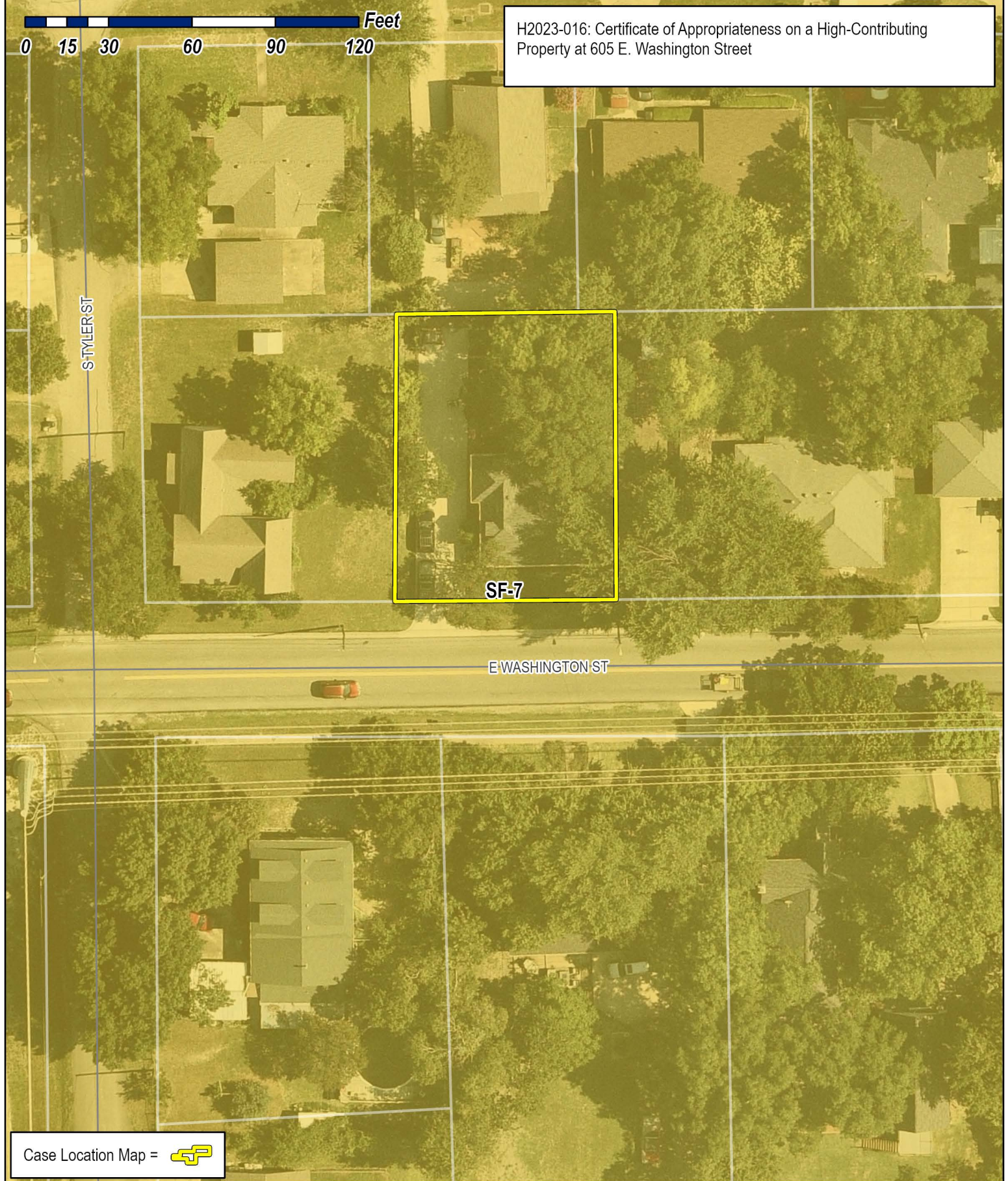
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____




H2023-016: Certificate of Appropriateness on a High-Contributing Property at 605 E. Washington Street



S TYLER ST

SF-7

E WASHINGTON 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.

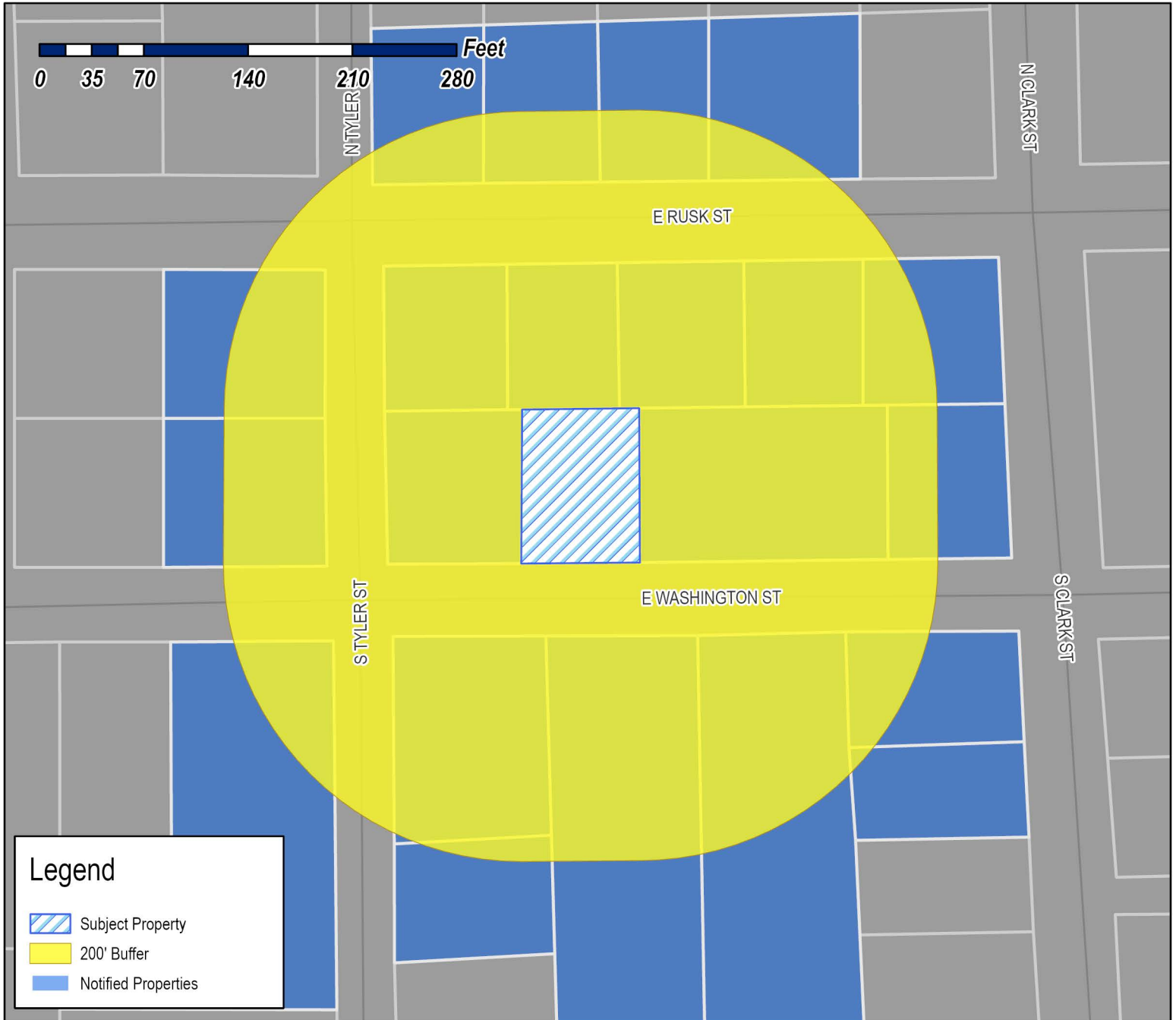




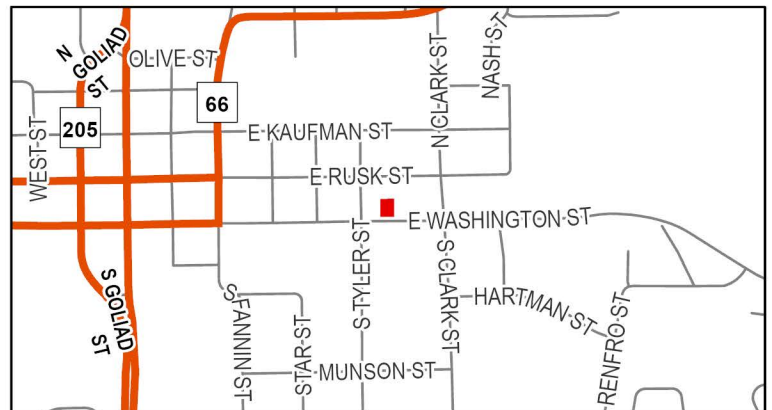
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: H2023-014
Case Name: COA for High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street



Date Saved: 10/3/2023

For Questions on this Case Call: (972) 771-7746

SMILEY KAREN APRIL
605 E RUSK
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 EWASHINGTON
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
211 TYLER ST
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 WASHINGTON
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC
603 E RUSK
ROCKWALL, TX 75087

GLASS JERRY
601 E WASHINGTON
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
106 S CLARK ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK
ROCKWALL, TX 75087

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

ROBINSON NELDA
602 E RUSK
ROCKWALL, TX 75087

HORNER ANDREA J
604 E RUSK
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
102 S CLARK ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
P.O. BOX 3061
WARMINSTER, PA 18974

RESIDENT
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
3435 HWY 276
ROCKWALL, TX 75087

RESIDENT
7340 BAKER BLVD
#392
RICHLAND HILLS, TX 76118

RESIDENT
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
815 T L TOWNSEND
STE 100
ROCKWALL, TX 75087

RESIDENT
2 MANOR COURT
HEATH, TX 758032

RESIDENT
102 N TYLER ST
ROCKWALL, TX 758087

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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington 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, October 19, 2023 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:

Angelica Guevara
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, October 19, 2023 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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

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

Name:

Address:

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

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

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 43A OF THE B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 by Keith Green for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 350 SF.
- 4) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 4th DAY OF DECEMBER, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 20, 2023

2nd Reading: December 4, 2023

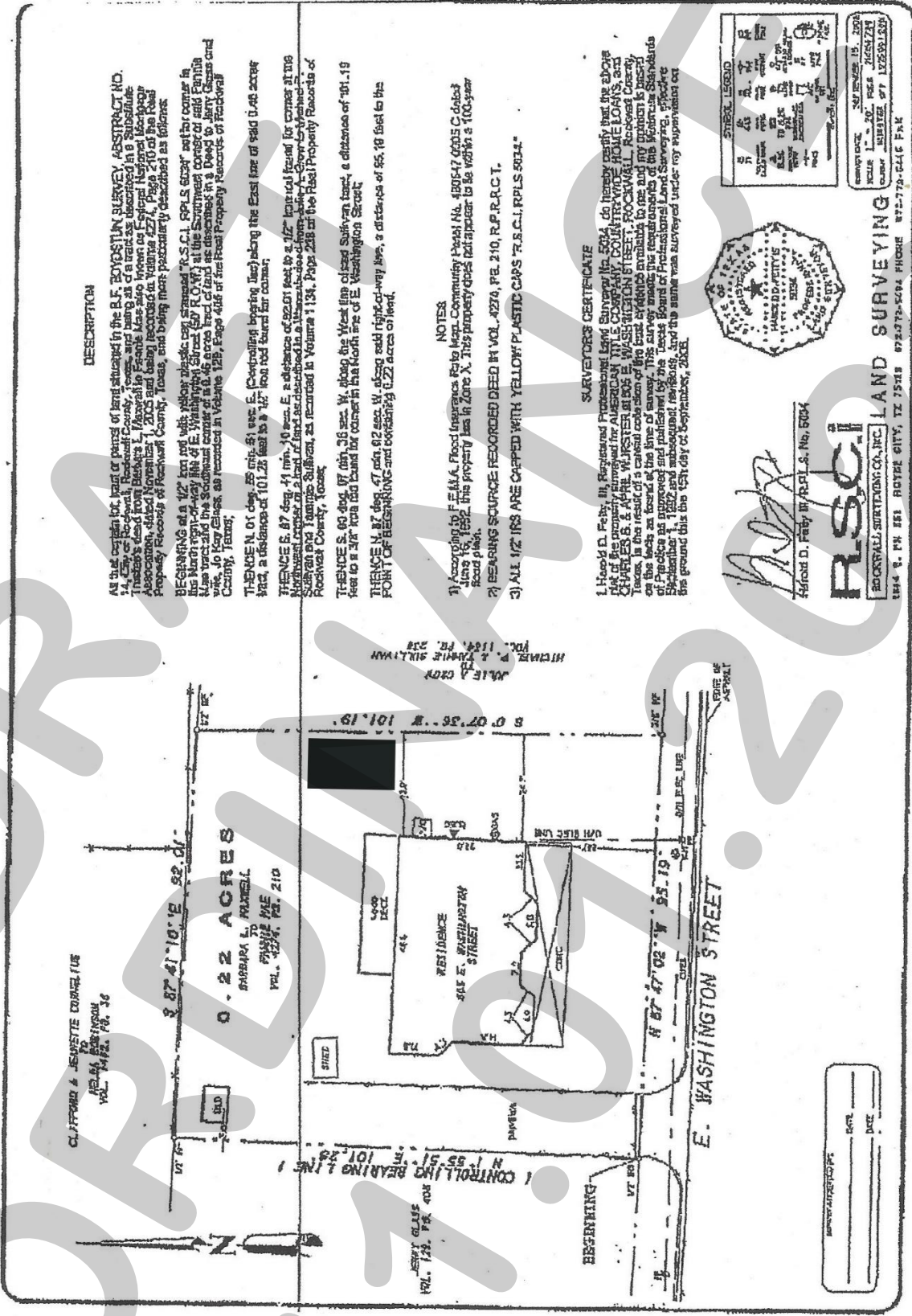
**Exhibit 'A':
Location Map**

Address: 605 E. Washington Street

Legal Description: Block 43A of the B.F. Boydston Addition



Exhibit 'B':
Concept Plan



DESCRIPTION

All the corners, lot, line, or points of land situated in the B.F. ROYSTER SURVEY, ABSTRACT NO. 1, Township 10 North, Range 10 East, County of Rockwall, Texas, and being 22.2 acres described in B. Subsurface Trustee's Deed to Bankers Trust Company, dated November 1, 1925, and being 22.2 acres described in Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEARING OF A 1/2" iron rod with yellow plastic cap, situated "R.S.C.I. RPLS 5034" at the corner in the Northwest corner of the block bounded by R.O.W. at the Southwest corner of said Parilla Ave. and the Southeast corner of a 0.22-acre tract of land as described in a deed to Jerry Glass and wife, 40 Bay Gates, as recorded in Volume 128, Page 408 of the Public Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 25 min. 51 sec. E. Controlling bearing line along the East line of said 0.22-acre tract, a distance of 101.19 feet to a 1/2" iron rod found four corners;

THENCE S. 87 deg. 41 min. 10 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Subsurface Trustee's Deed from Bankers Trust Company and Trustee's Sublease, as recorded in Volume 1134, Page 288 of the Public Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 26 sec. W. along the West line of said Subsurface tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 55.19 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

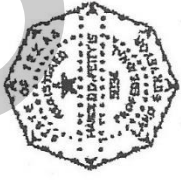
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Plan No. 420547 0005 C dated June 18, 1995, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4270, PG. 210, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Peby, III, Registered Professional Land Surveyor No. 5004, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed Surveyor in the State of Texas. In the execution of a certain subdivision of land, I have caused to be made and placed on the lots as shown on the face of this map, this survey made the same in accordance with the standards of Practice as approved and published by the Texas Board of Professional Land Surveyors, effective September 1, 1972 and subsequent revisions, and the same was surveyed under my supervision on this ground this 15th day of September, 2008.

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—	PLASTIC
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—	OTHER



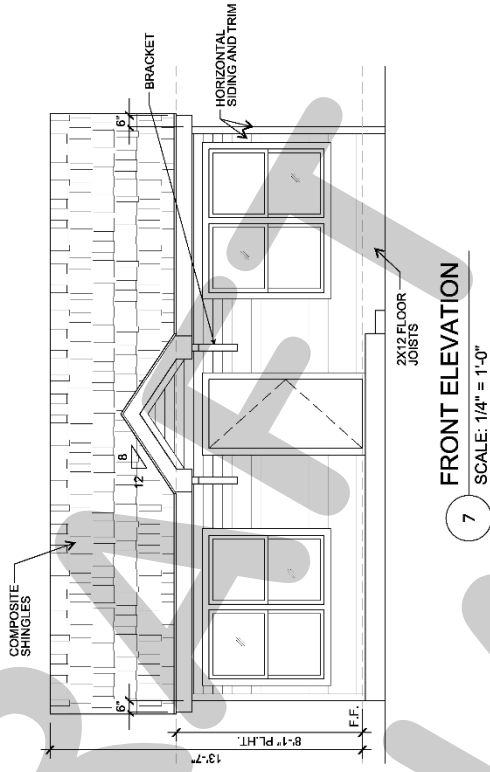
Harold D. Peby, III, R.P.L.S. No. 5004

R.S.C.I.

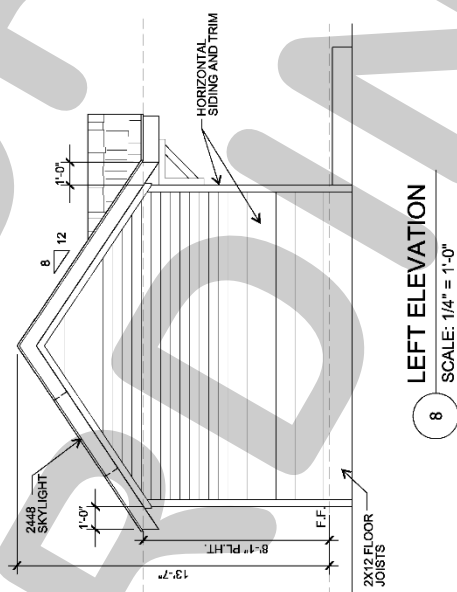
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1844 S. PA. 181, SUITE 517, TX 75086 972-978-5094 PHONE 972-779-2116 FAX

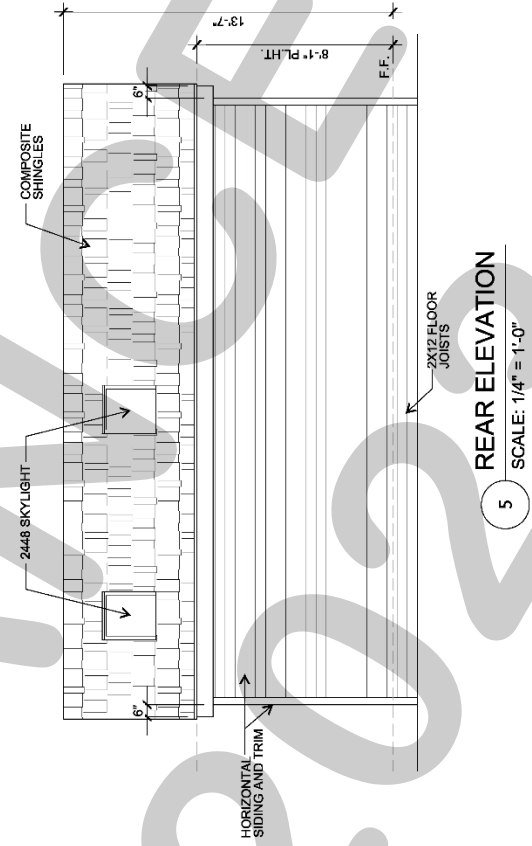
Exhibit 'C':
Building Elevations



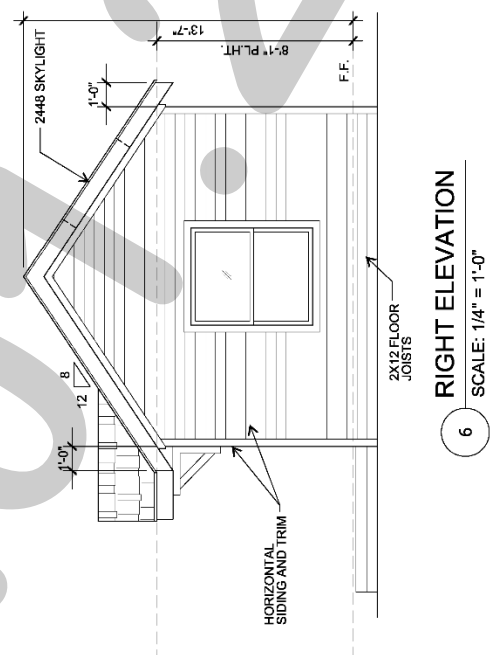
7 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: November 14, 2023

APPLICANT: Keith Green

CASE NUMBER: Z2023-050; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall prior to 1900 based on the October 1900 Sanborn Maps. At some point prior to October 1900, the subject property was platted with the B.F. Boydston Addition, and is currently identified as Block 43A of the B.F. Boydston Addition. 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. According to Rockwall Central Appraisal District (RCAD), there is a 2,884 SF single-family home that was constructed circa 1895. Additionally, there is a deck that was added in 2006, as well as, two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. On October 19, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [i.e. Case No. H2023-016] to allow for the construction on the *Guest Quarters/Secondary Living Unit* on the subject property, which is classified as a *High-Contributing Property* according to the 2017 *Historic Resource Survey*. The subject property is also situated within the Old Town Rockwall (OTR) Historic District.

PURPOSE

The applicant -- *Keith Green* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (i.e. 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Rusk Street, which is identified as a A4D (i.e. major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land (i.e. 601, 603, 605, and 609 E. Rusk Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties (i.e. 602, 606, 608 E Washington Street and 202 S. Clark

Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. South of this is Clark Street Park (*i.e. Lot 16 of the Dawson Addition*) which is a public park that is owned by the City of Rockwall.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This property is zoned Single-Family 7 (SF-7) District. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e. 601 E. Washington Street*) that was constructed in 1910 situated on it. This property is zoned Single-Family 7 (SF-7) District. Beyond this is S. Tyler Street, which is indicated as a R2 (*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 0.23-acre parcel of land with a ~1,969 single-family home (*i.e. 505 E. Washington Street*) that was constructed in 1910 situated on it. This property is zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted *by-right* an 862.20 SF *Guest Quarters/Secondary Living Unit* (*i.e. 2,884 SF x 30.00% = 862.20 SF*). With that being said, the applicant is only requesting a 350 SF *Guest Quarters/Secondary Living Unit*, which represents 8.24% of the primary structure. This is approximately 21.76% less than what is allowed *by-right*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the proposed building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 24, 2023, staff mailed 82 property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from our online Zoning and Specific Use Permit Input Form in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a *Guest Quarters/Secondary Living Unit* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of the *Guest Quarters/Secondary Living Unit* on the Subject Property shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 350 SF.
 - (d) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
 - (e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 (HPAB)

On October 19, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to recommend approval for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and grant a Certificate of Appropriateness (COA) for the proposed structure by a vote of 6-0, with Commissioner Freed absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 605 E WASHINGTON ST ROCKWALL, TX 75087

SUBDIVISION BF BOYDSTUN ADDITION LOT _____ BLOCK 43A

GENERAL LOCATION OLD TOWN HISTORIC DISTRICT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE .22 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 KEITH GREEN CONTACT PERSON _____

ADDRESS 605 E WASHINGTON ST ADDRESS _____

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP _____

PHONE 972-978-9197 PHONE _____

E-MAIL GREEN.KEITH@GMAIL.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

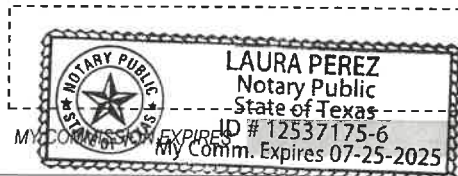
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

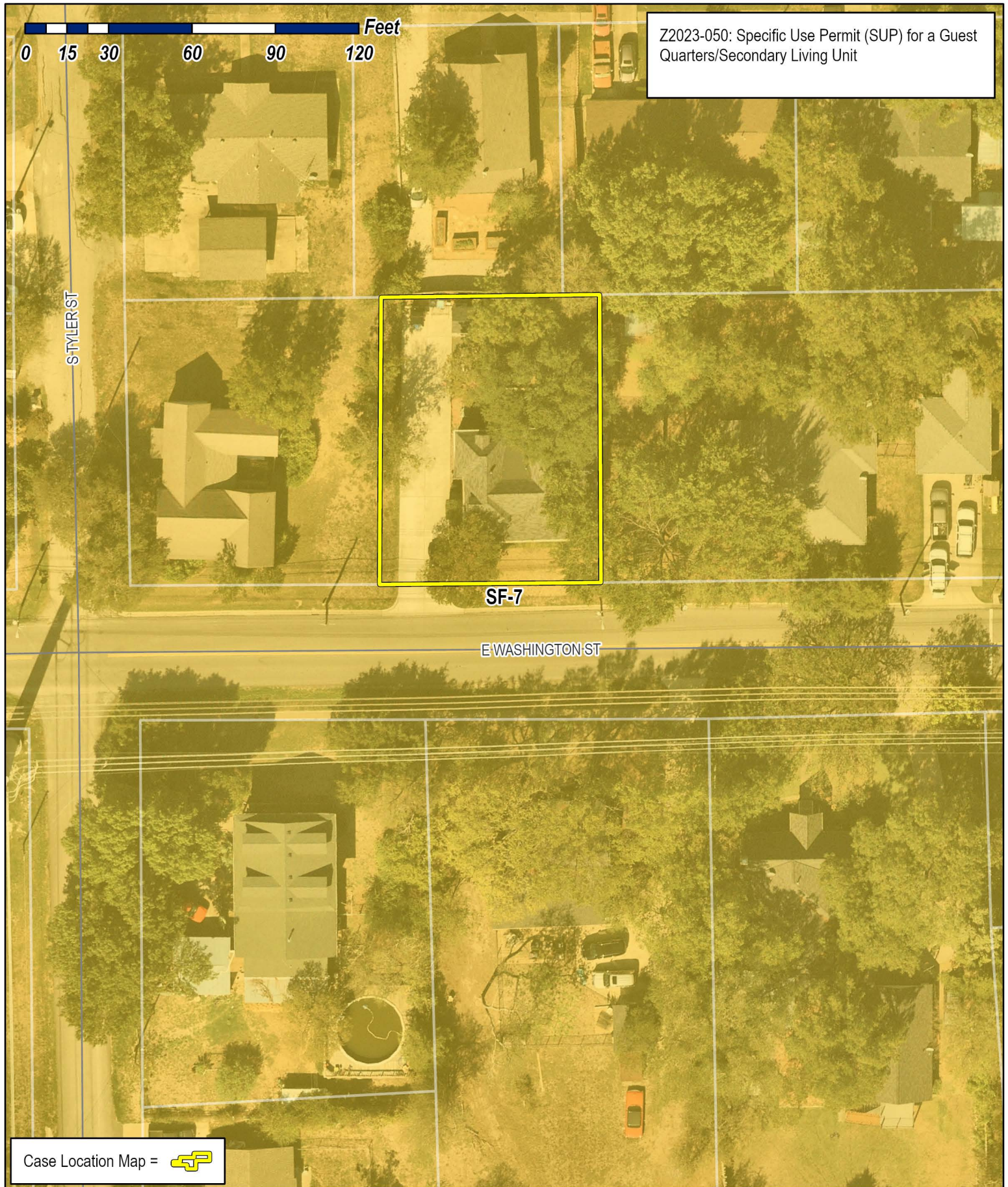
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 20 DAY OF October, 2023.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





Z2023-050: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

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.

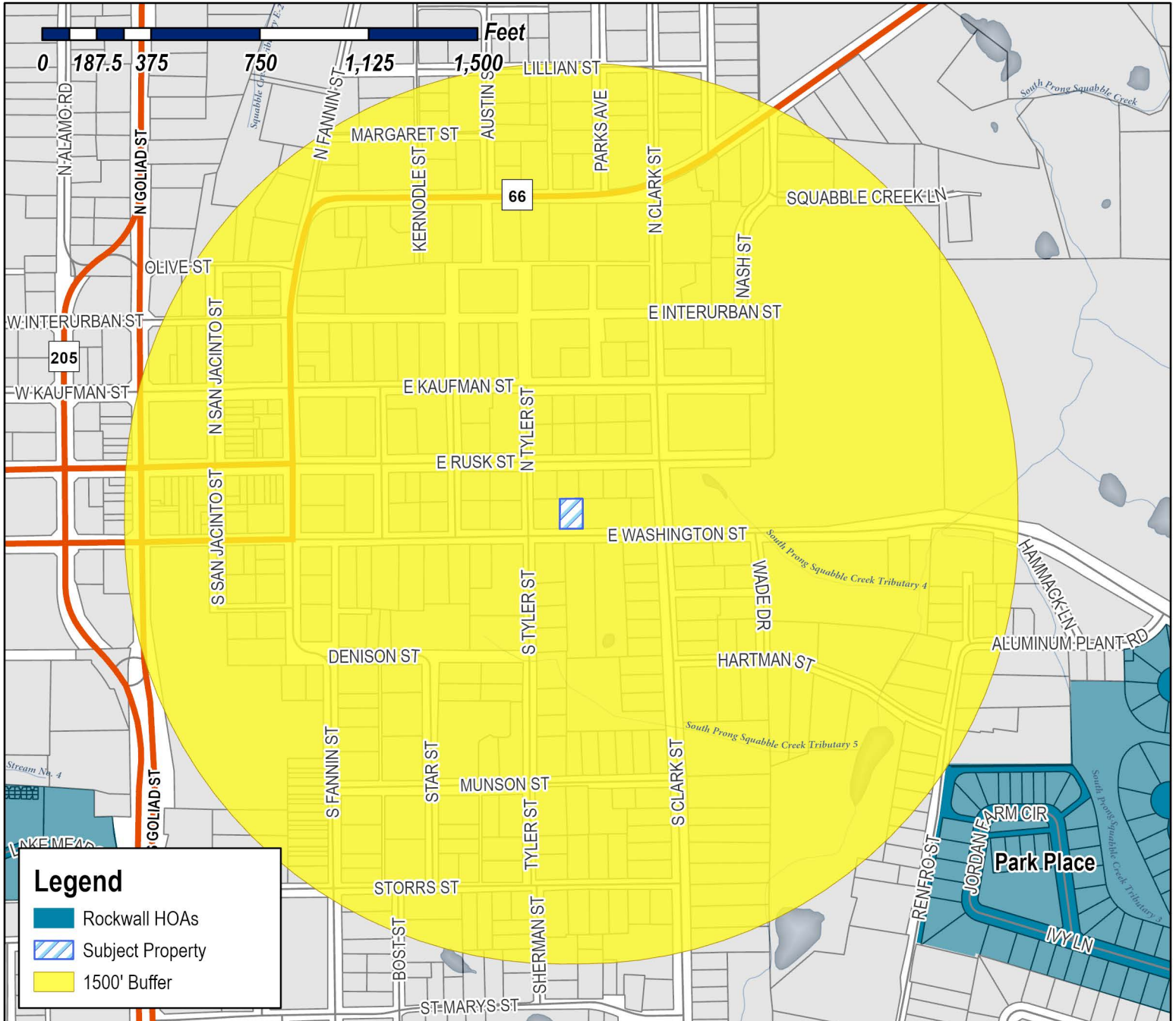




City of Rockwall

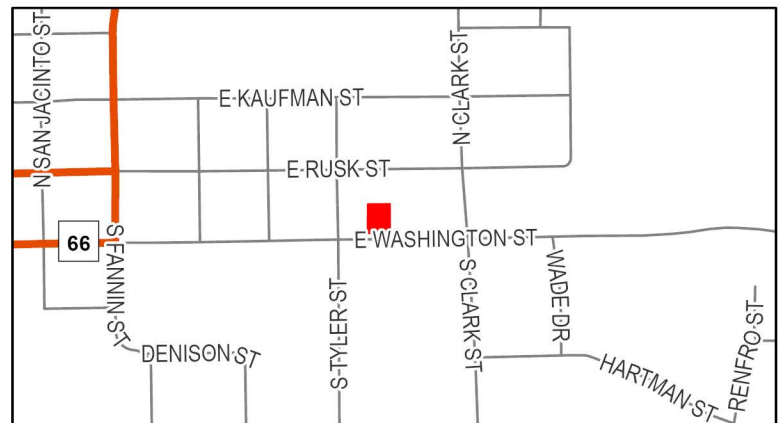
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2023-050
Case Name: SUP for Guest Quarter/Secondary
Case Type: Living Unit
Zoning: Zoning
Case Address: Single-Family 7 (SF-7) District
 605 E. Washington Street

Date Saved: 10/20/2023
 For Questions on this Case Call (972) 771-7745

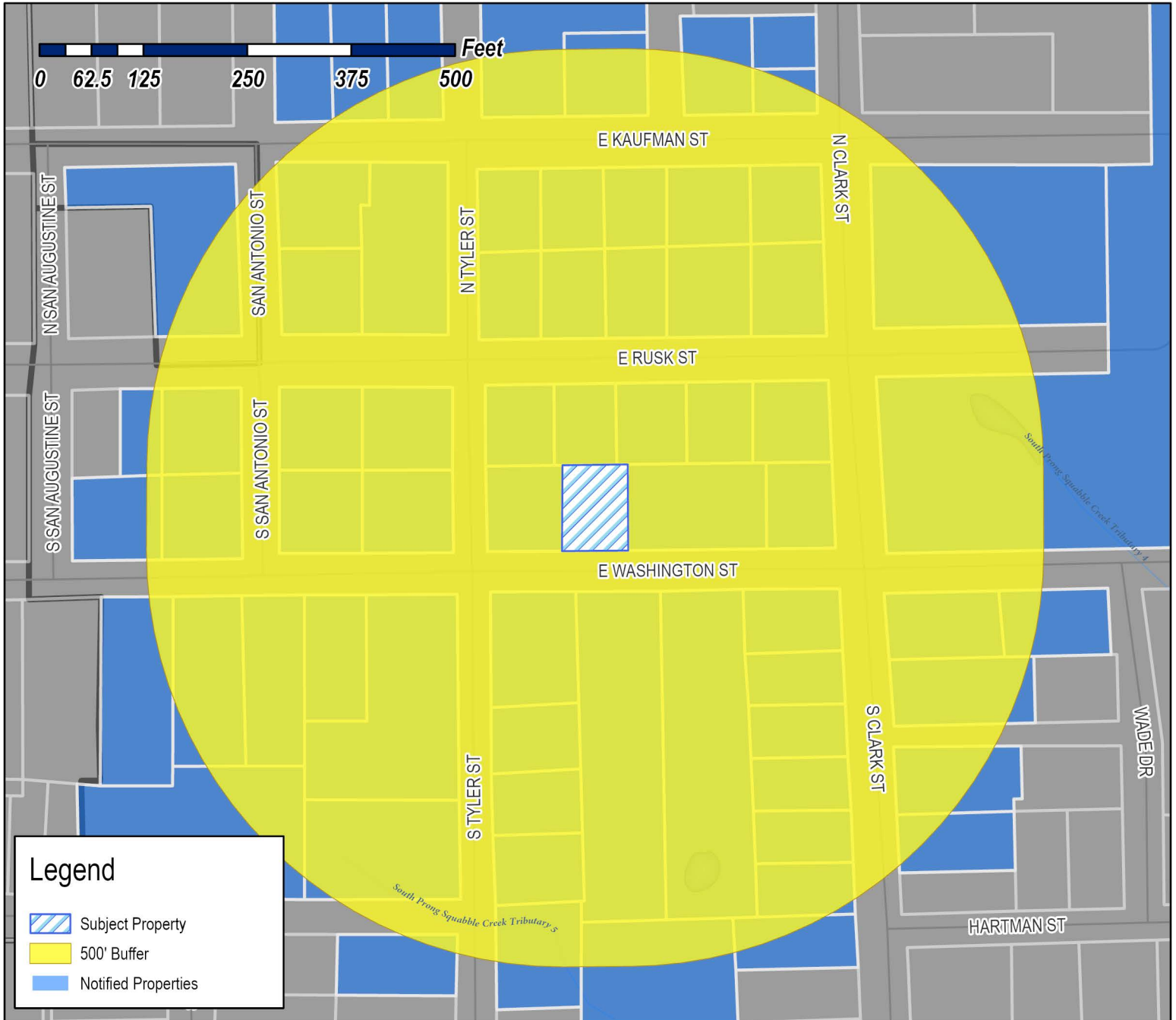




City of Rockwall

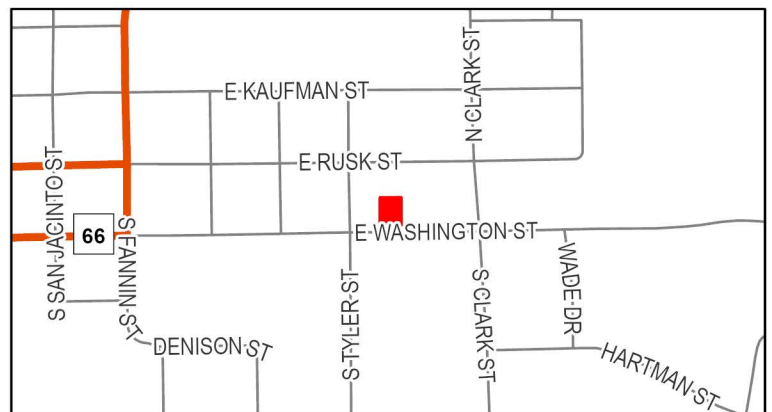
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2023-050
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street

Date Saved: 10/20/2023
 For Questions on this Case Call: (972) 771-7746



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

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

CAMPBELL CASEY C
201 S CLARK STREET
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN R AND SYDNEY
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

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

RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

MUNSON PARNTERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
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
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
603 E RUSK
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

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

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

INTEGRITY ALL CASH HOME BUYERS LLC
7340 BAKER BLVD #392
RICHLAND HILLS, TX 76118

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND STE 100
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
P.O. BOX 3061
WARMINSTER, PA 18974

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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 Monday, November 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

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 box]
Address: [Grey box]

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-050

Please place a check mark on the appropriate line below: *

- I am in favor of the request.
- I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The plans for this new living unit are tasteful and will only improve the value of this home, which is good for all of the neighbors too.

Respondent Information

Please provide your information.

First Name *

Kate

Last Name *

Wallace

Address *

608 E Washington St

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

A NEW BACKYARD SHED FOR KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.
ROCKWALL 75087

NEW SHED
KEITH AND HOLLY GREEN
605 E. WASHINGTON ST.
ROCKWALL TX 75087

ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/11/23	FOR BIDDING AND PERMIT	

REVISION LOG

DATE	DESCRIPTION	REV. NO.

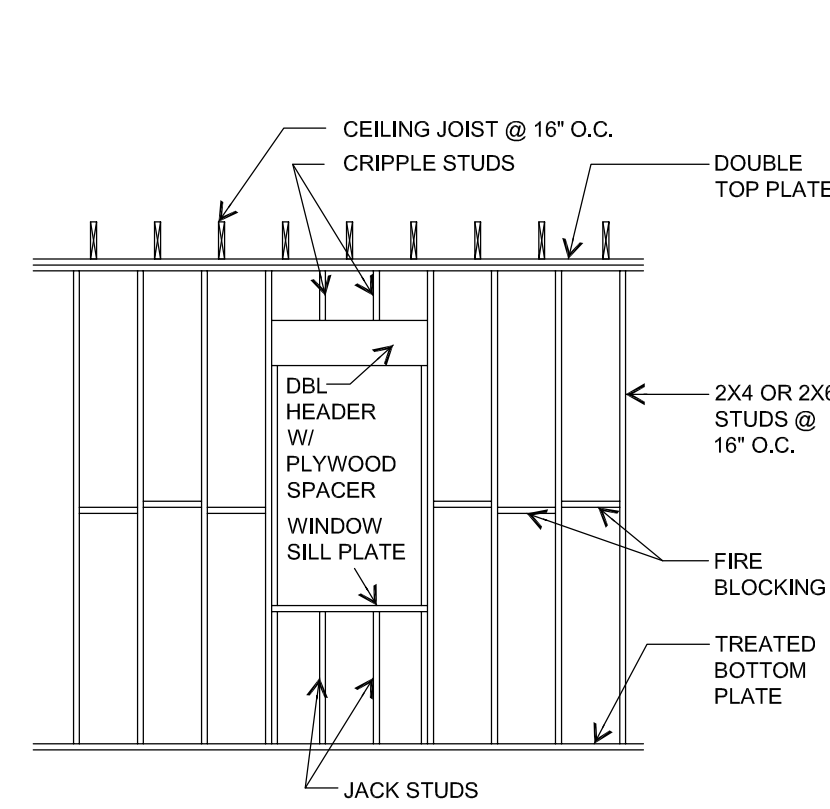
ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

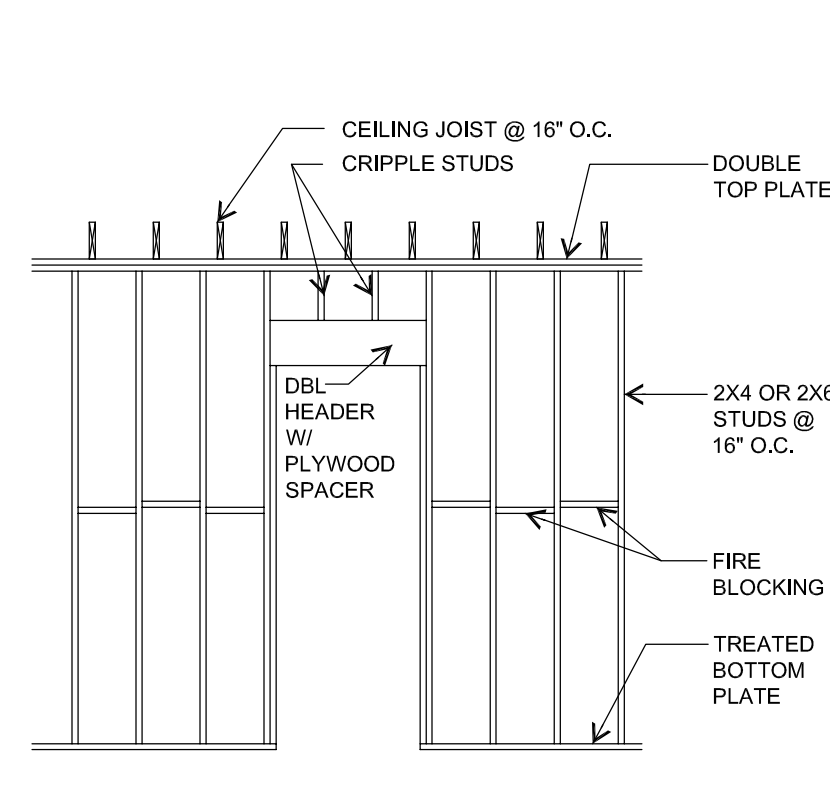


ARCH. PROJ. #:	SCALE:
09/06/23	REF. DRAWING

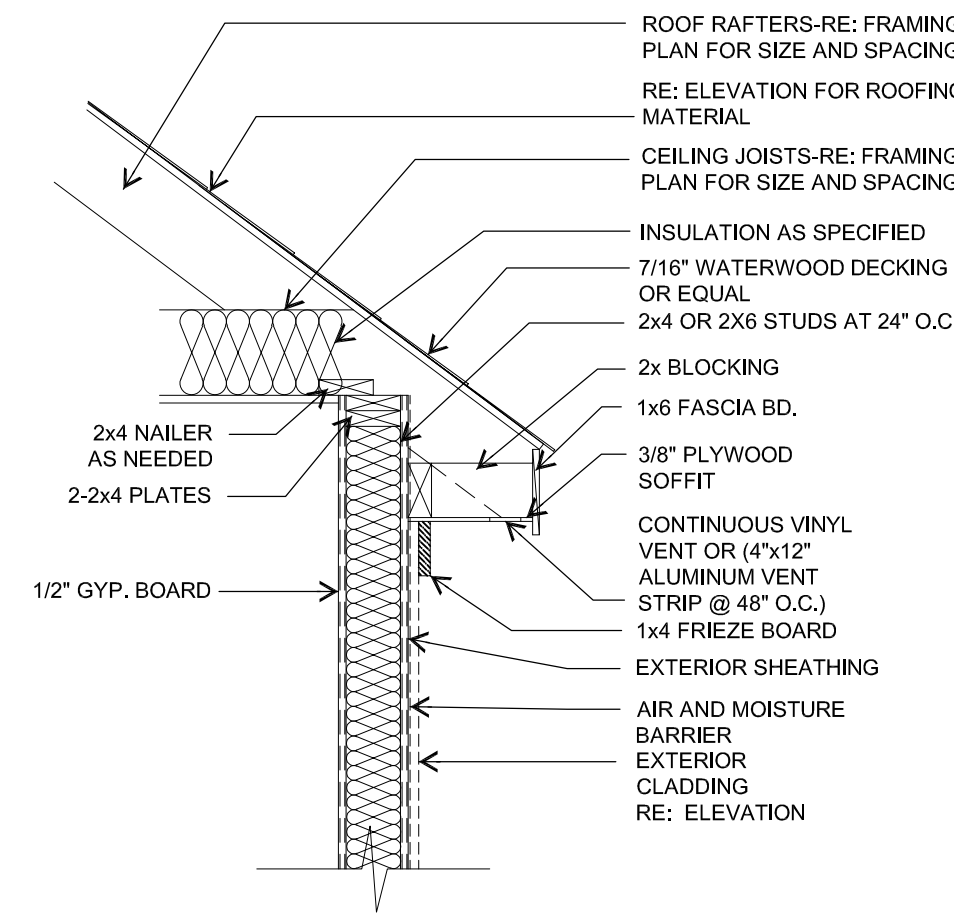
SHEET NO.
A1.0
SHED NOTES, PLANS, ELEVATIONS



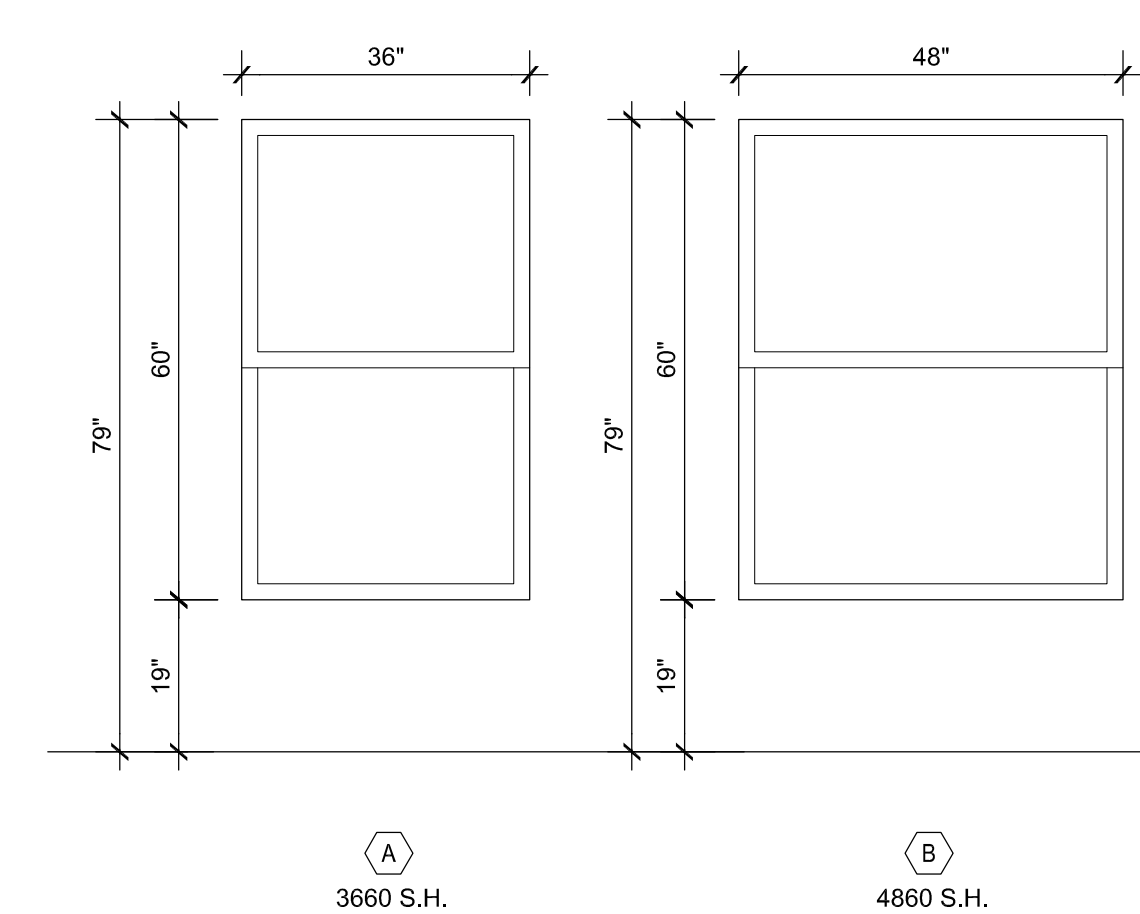
12 TYP. WINDOW FRAMING
SCALE: 1/4" = 1'-0"



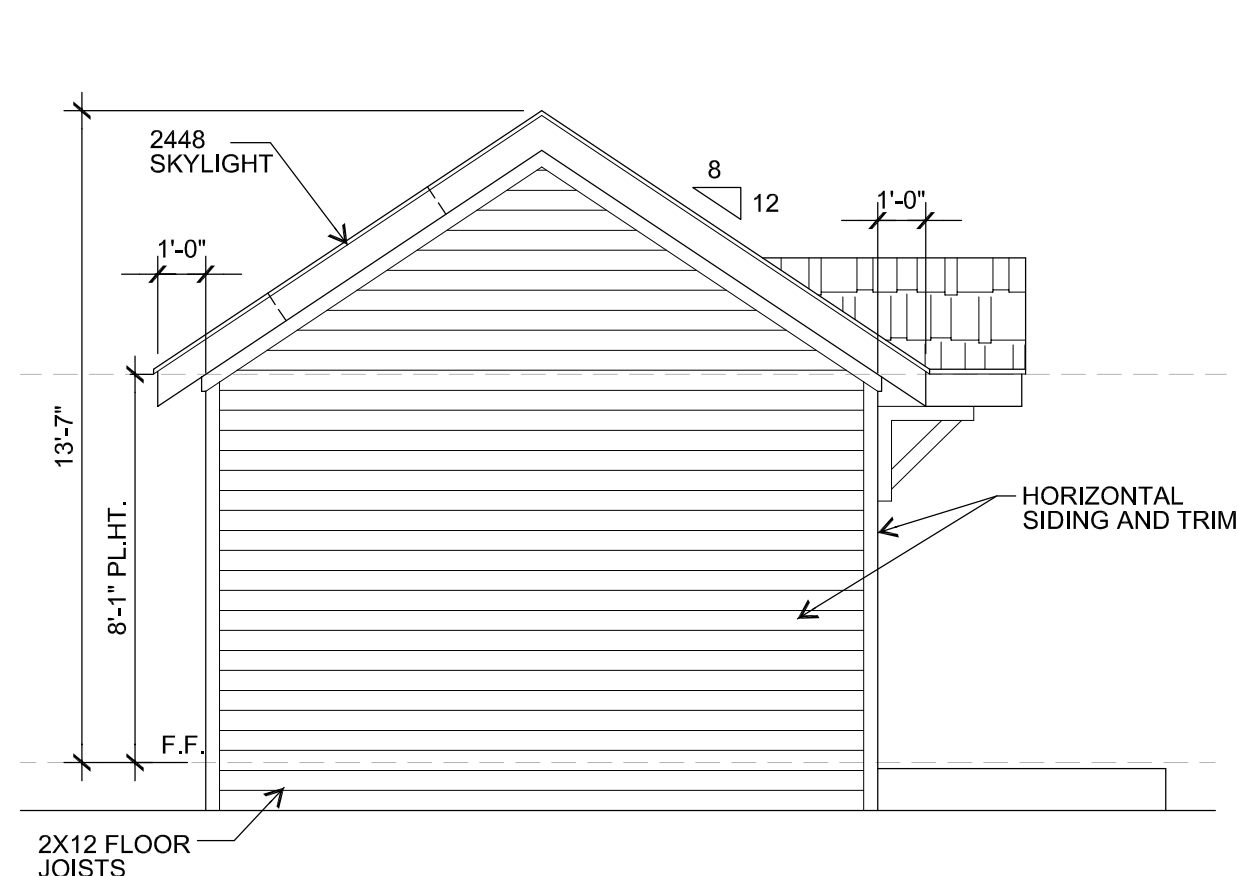
11 TYP. DOOR FRAMING
SCALE: 1/4" = 1'-0"



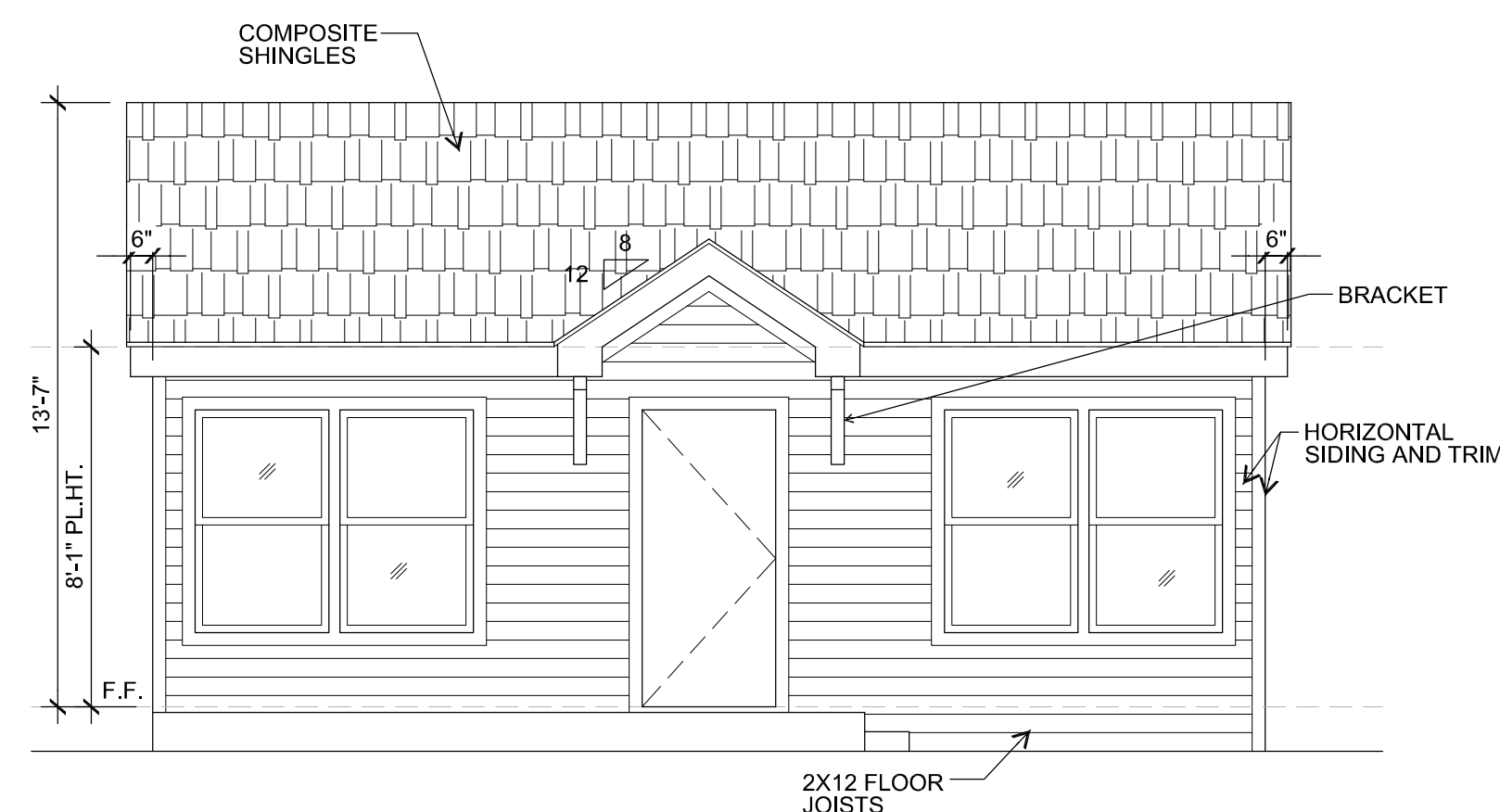
10 TYP. SOFFIT DETAIL
SCALE: 1/4" = 1'-0"



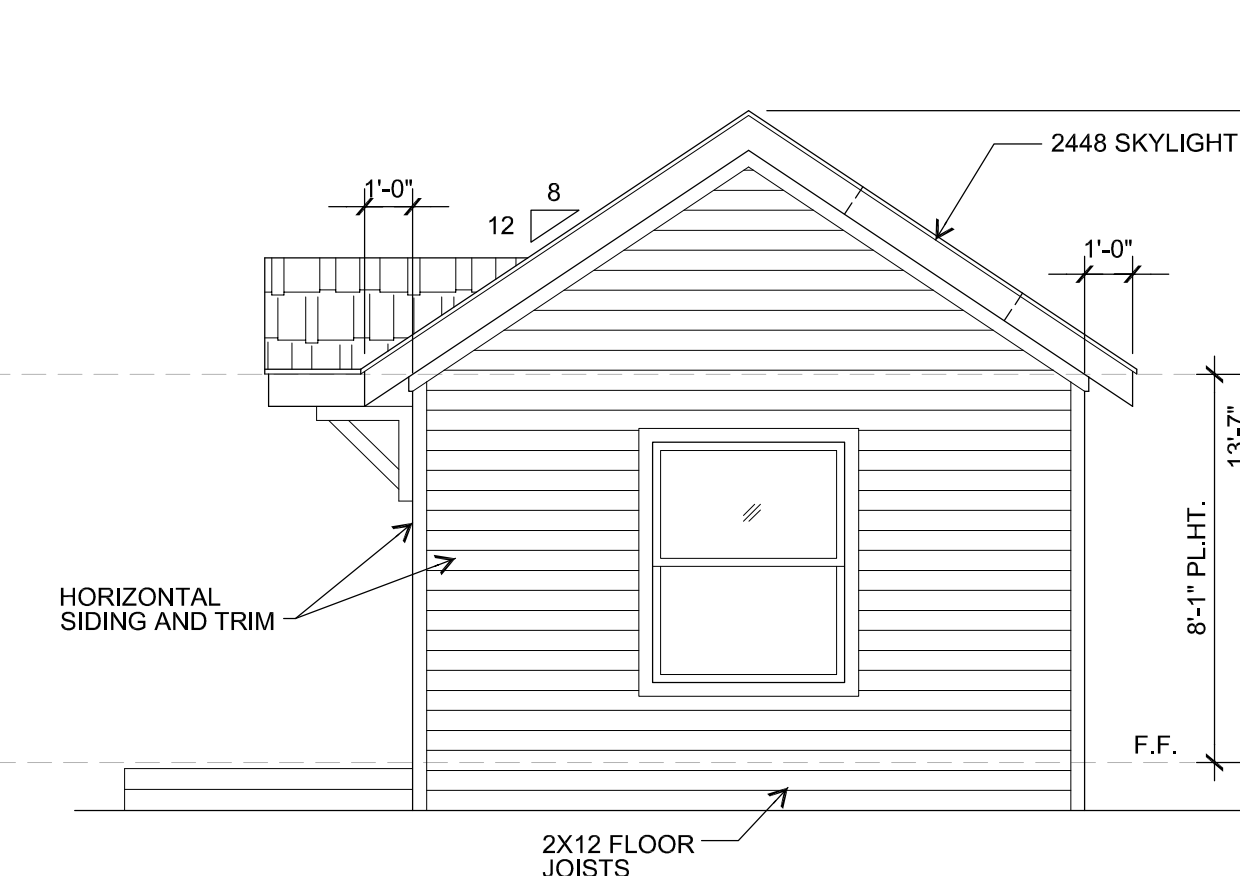
9 WINDOW TYPES
NO SCALE



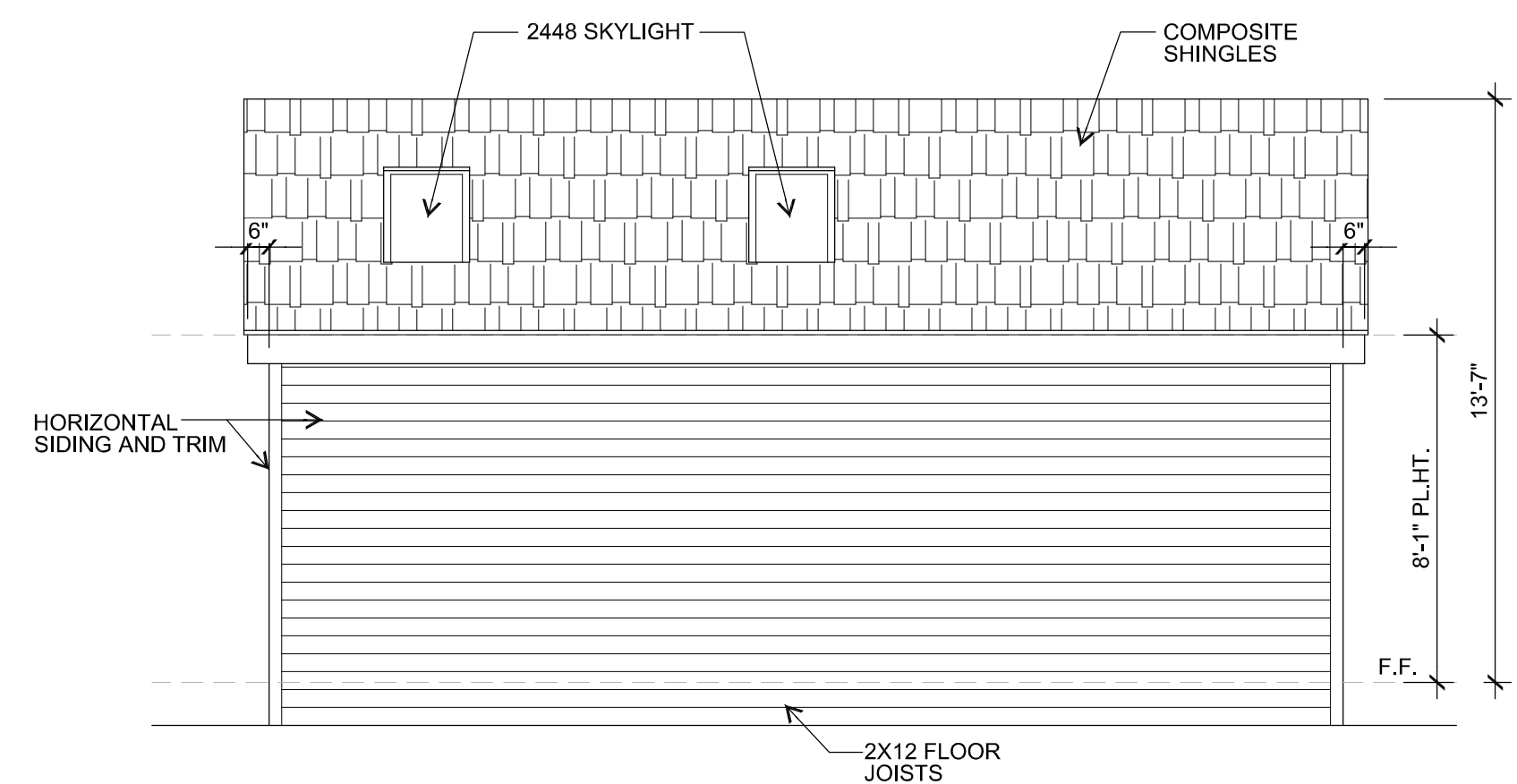
8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



7 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



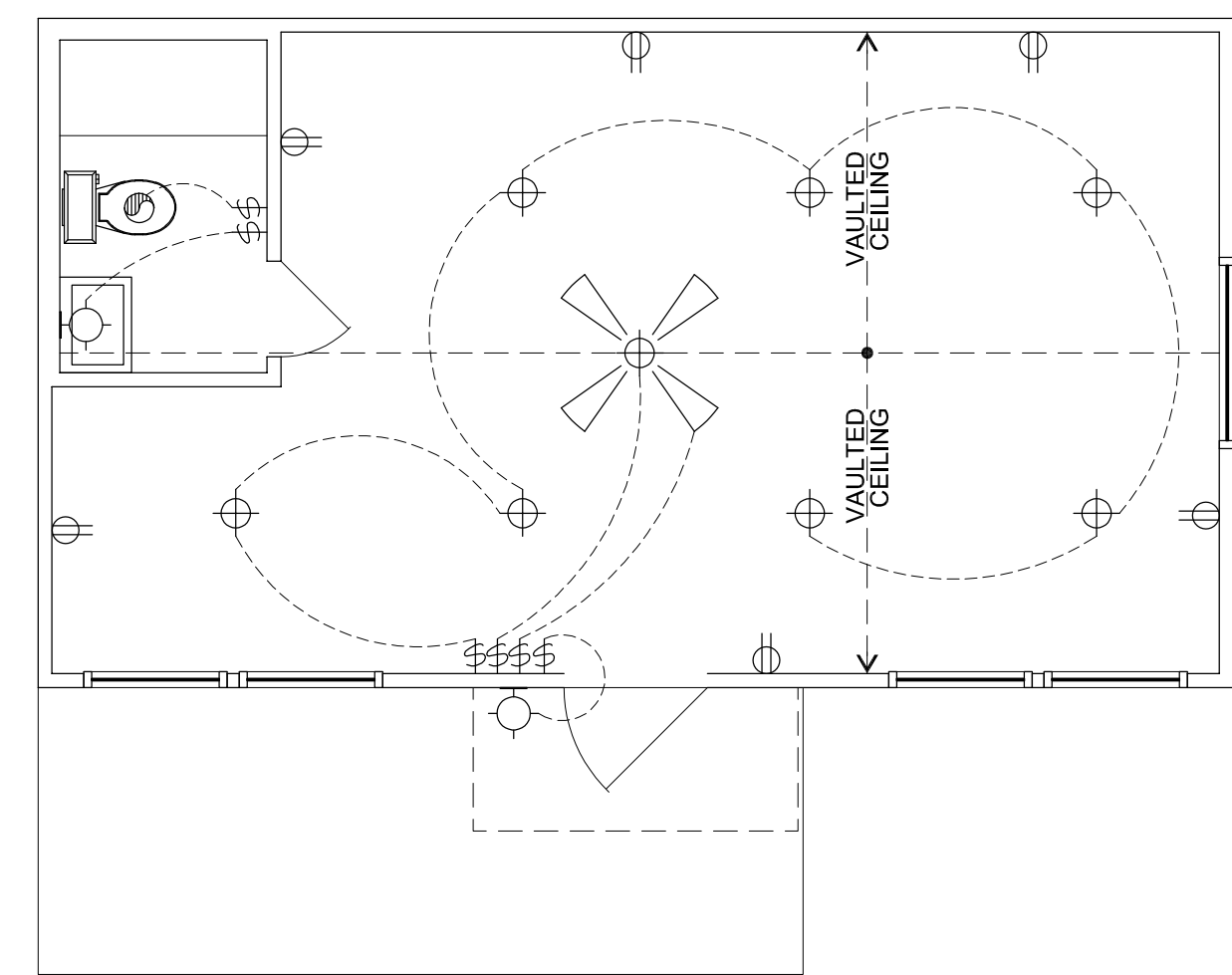
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

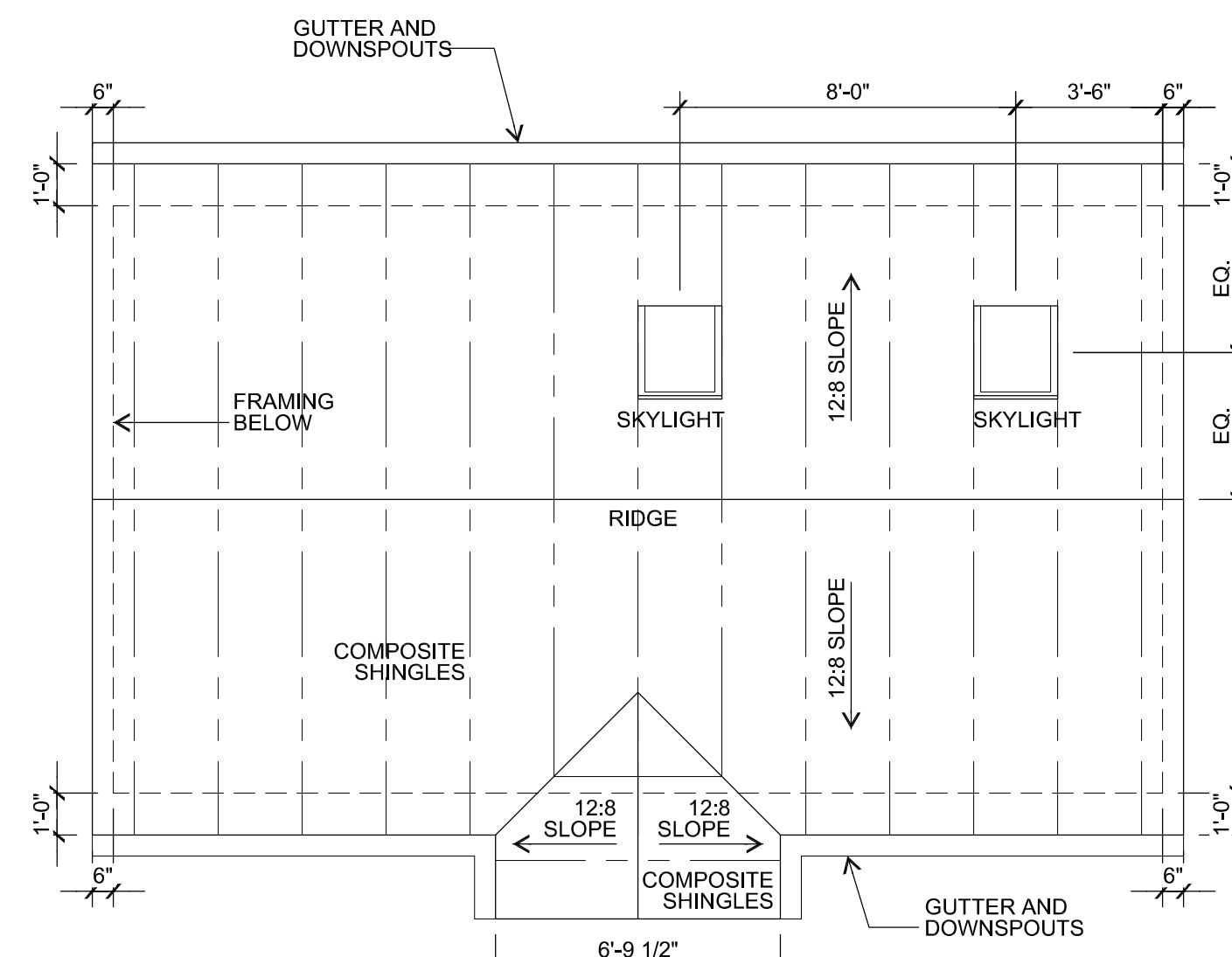
- CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
- ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
- ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
- PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
- PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

SYMBOL	DESCRIPTION
⊞	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN WITH LIGHT KIT
⊕	EXHAUST FAN

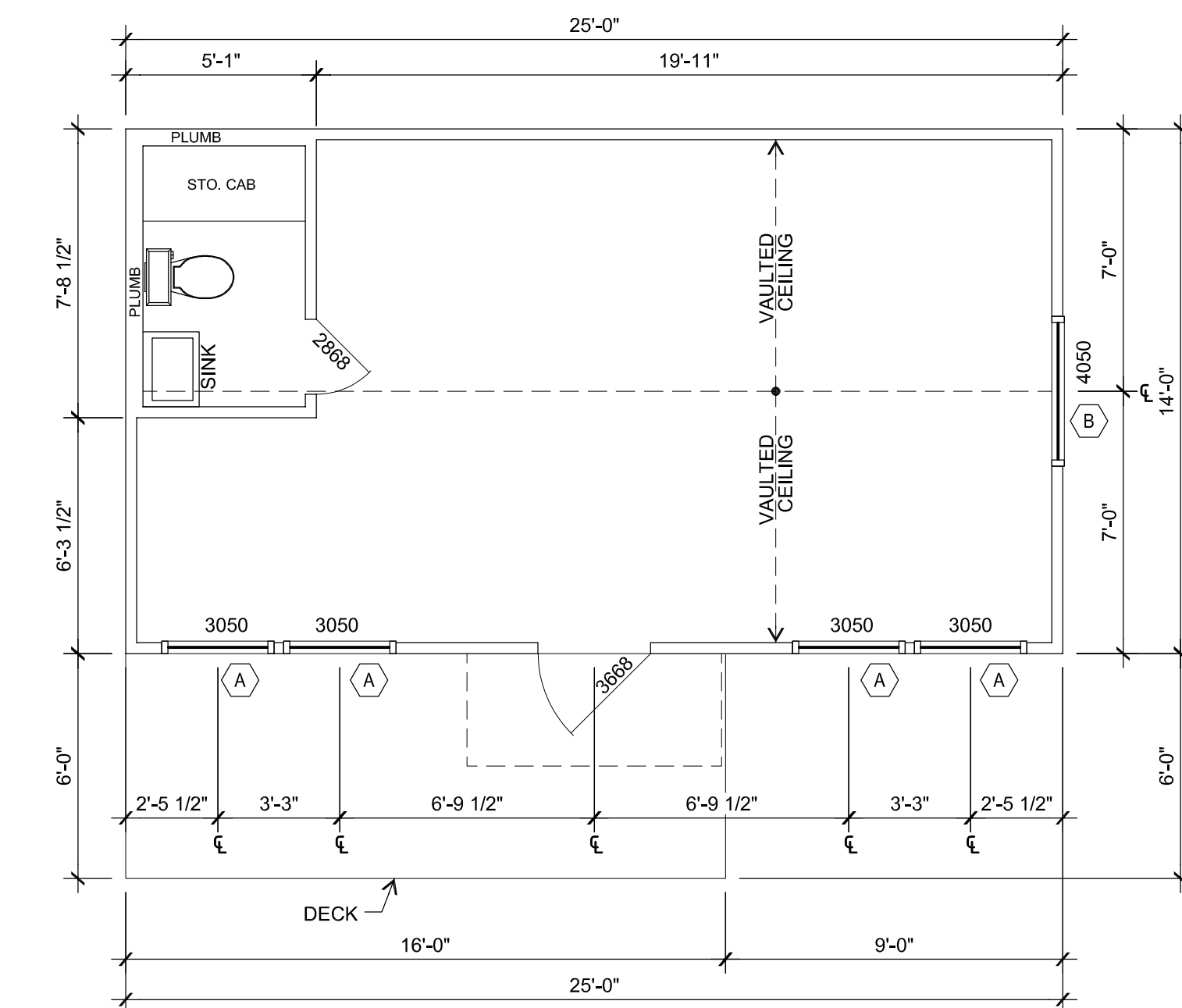
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.



3 POWER PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	AREAS
350	FLOOR PLAN

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034

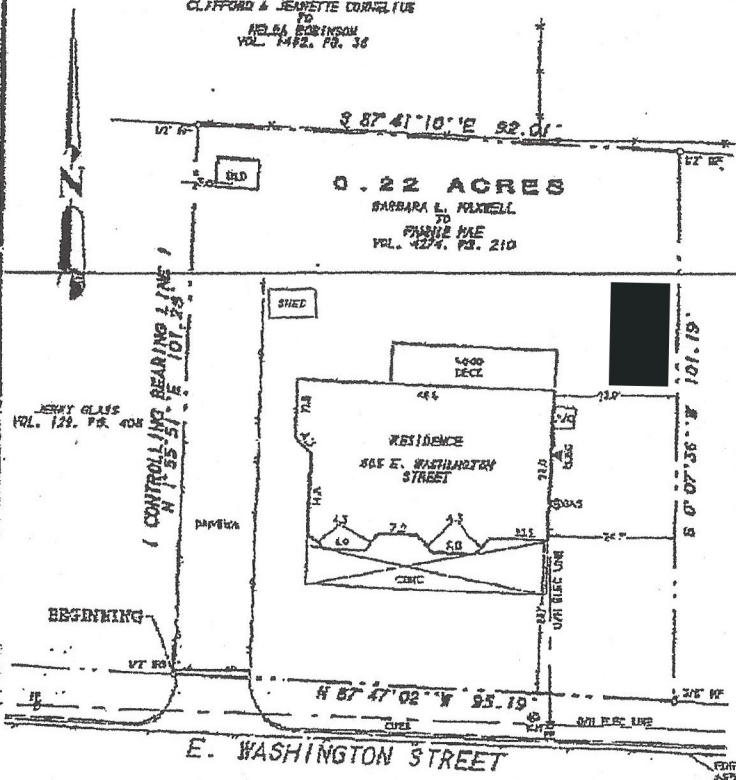


STRIKES LEGEND			
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94	95	96	97
98	99	100	101

R.S.C.I.

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1814 E. FM 881 ROYSE CITY, TX 75080 972-772-5094 PHONE 972-772-0446 FAX



JULIE A. GRAY
MICHAEL P. & TAMARA SULLIVAN
VOL. 1134, PG. 236

REPRODUCTION OF PLAT

DATE _____

DATE _____

PLAT DATE: SEPTEMBER 15, 2008
SCALE: 1" = 20' FILE # 20084734
COUNTY: ROCKWALL OFF 172591320





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: October 19, 2023

APPLICANT: Keith Green

CASE NUMBER: H2023-016; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

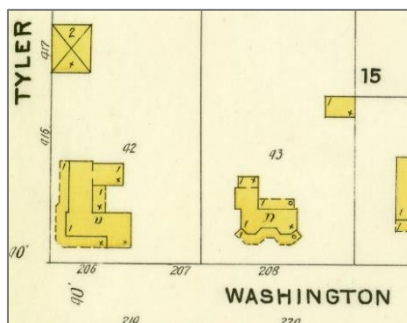
BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the *Sanborn Maps* -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.

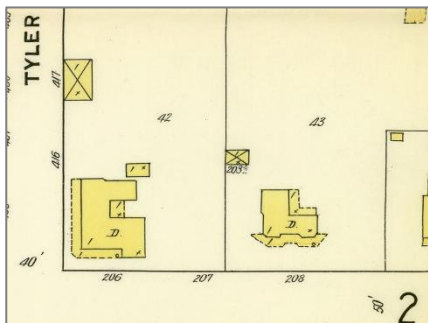


SUBJECT PROPERTY: NOVEMBER 3, 2014

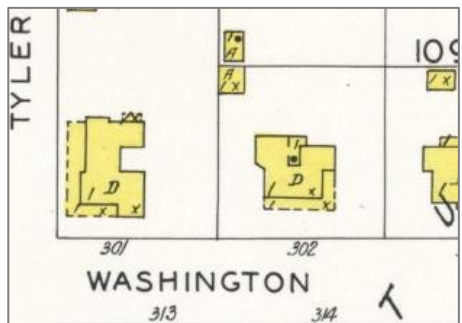
1905 SANBORN MAP



1911 SANBORN MAP



1934 SANBORN MAP



PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (*i.e.* 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 *Historic Resource Survey*, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (*i.e.* 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (*i.e.* 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (*i.e.* 202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e.* 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a R2 (*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 0.23-acre parcel of land with a ~1,969 single-family home (*i.e.* 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

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 designated as a *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

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 [*i.e.*] and proposed preservation criteria ..." While the proposed structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, 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 accessory structure on the subject property.

NOTIFICATIONS

On October 5, 2023, staff mailed 31 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.
- (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: _____

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 _____

APPLICANT(S) NAME _____

ADDRESS _____

ADDRESS _____

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):

\$ _____

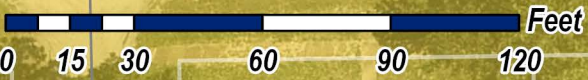
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS,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

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

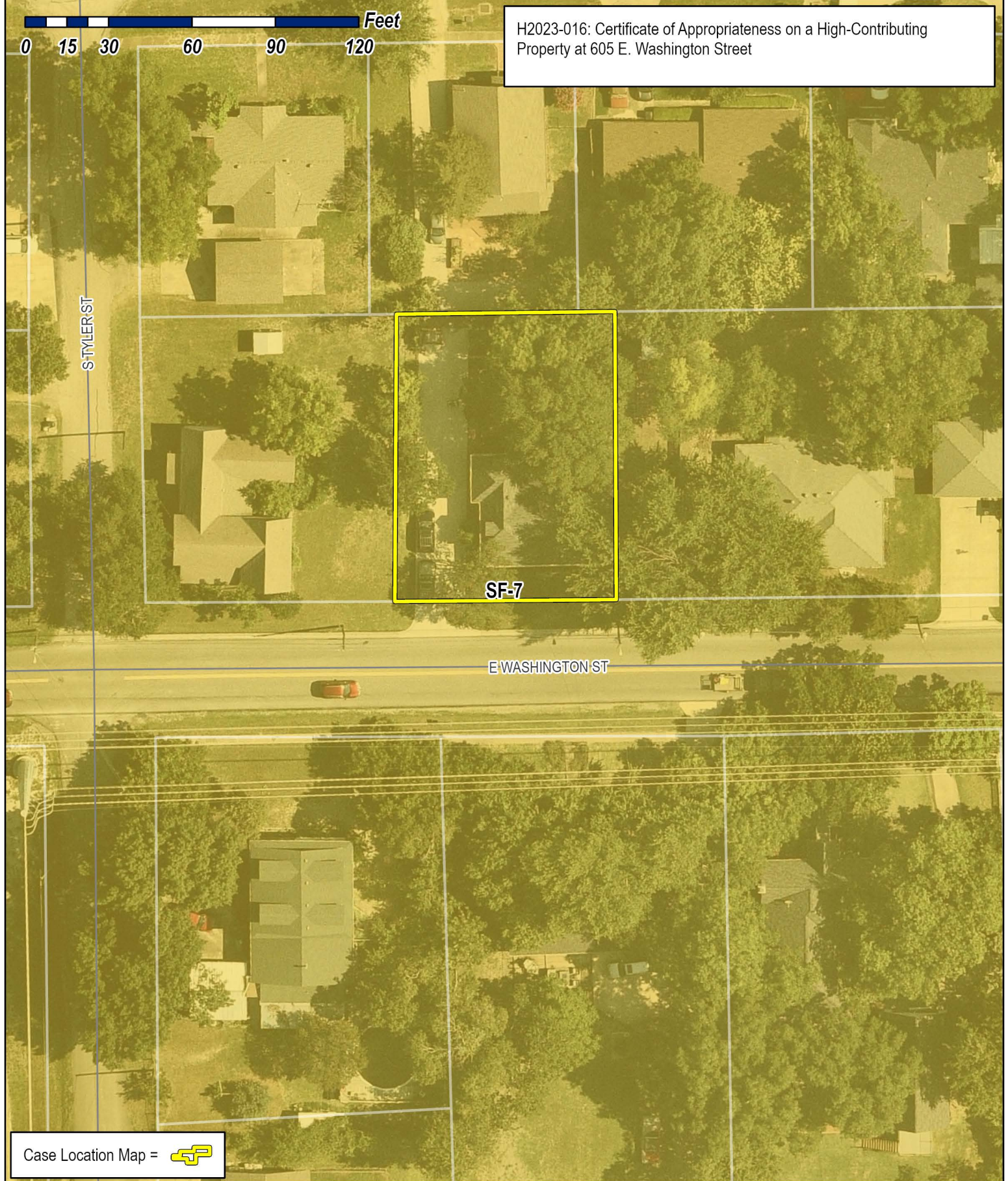
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____




H2023-016: Certificate of Appropriateness on a High-Contributing Property at 605 E. Washington Street



S TYLER ST

SF-7

E WASHINGTON 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.

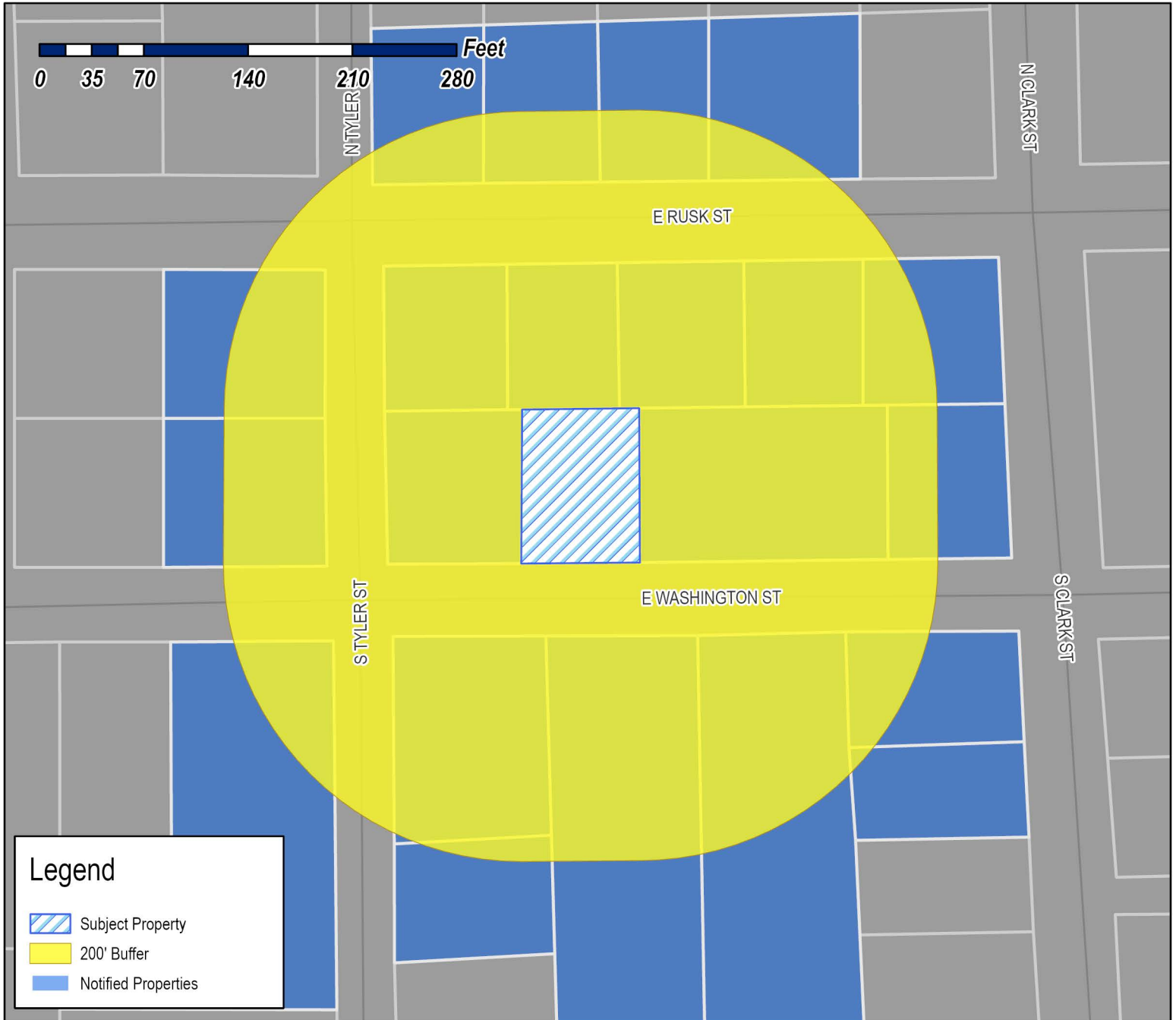




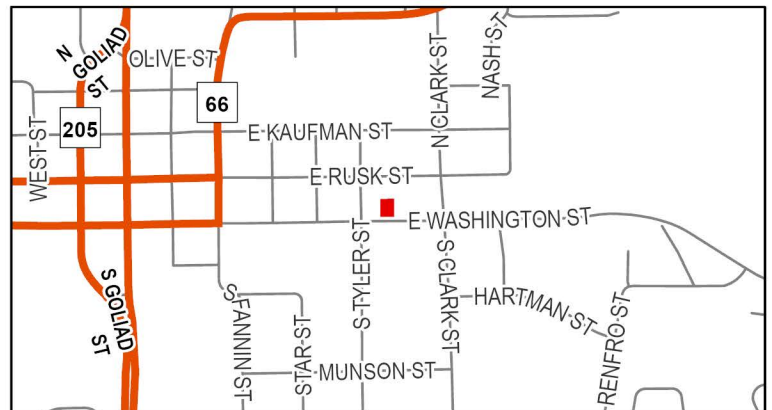
City of Rockwall

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385 S. Goliad Street
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Case Number: H2023-014
Case Name: COA for High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street



Date Saved: 10/3/2023

For Questions on this Case Call: (972) 771-7746

SMILEY KAREN APRIL
605 E RUSK
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 EWASHINGTON
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
211 TYLER ST
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 WASHINGTON
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC
603 E RUSK
ROCKWALL, TX 75087

GLASS JERRY
601 E WASHINGTON
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
106 S CLARK ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK
ROCKWALL, TX 75087

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

ROBINSON NELDA
602 E RUSK
ROCKWALL, TX 75087

HORNER ANDREA J
604 E RUSK
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
102 S CLARK ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
P.O. BOX 3061
WARMINSTER, PA 18974

RESIDENT
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
3435 HWY 276
ROCKWALL, TX 75087

RESIDENT
7340 BAKER BLVD
#392
RICHLAND HILLS, TX 76118

RESIDENT
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
815 T L TOWNSEND
STE 100
ROCKWALL, TX 75087

RESIDENT
2 MANOR COURT
HEATH, TX 758032

RESIDENT
102 N TYLER ST
ROCKWALL, TX 758087

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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington 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, October 19, 2023 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:

Angelica Guevara
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, October 19, 2023 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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

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

Name:

Address:

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

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

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 43A OF THE B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 by Keith Green for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 350 SF.
- 4) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 4th DAY OF DECEMBER, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 20, 2023

2nd Reading: December 4, 2023

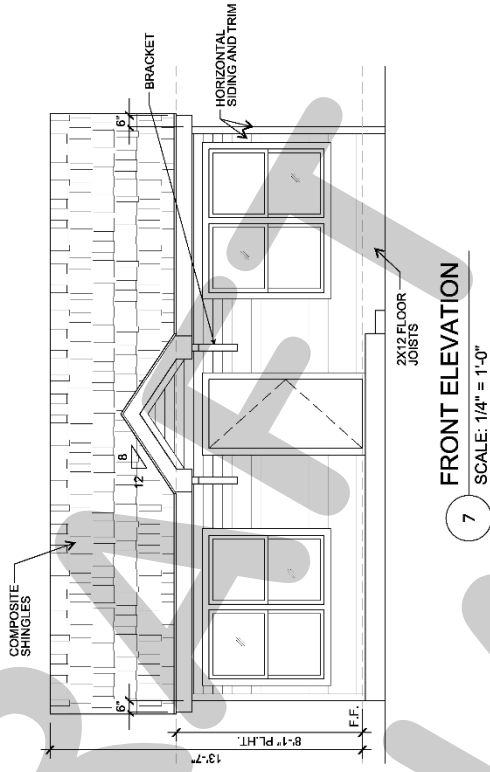
Exhibit 'A':
Location Map

Address: 605 E. Washington Street

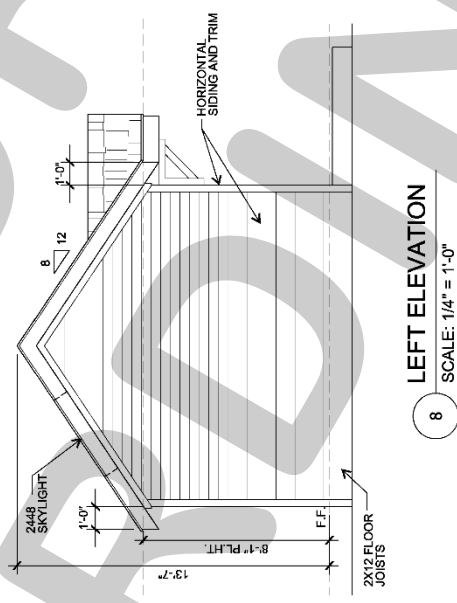
Legal Description: Block 43A of the B.F. Boydston Addition



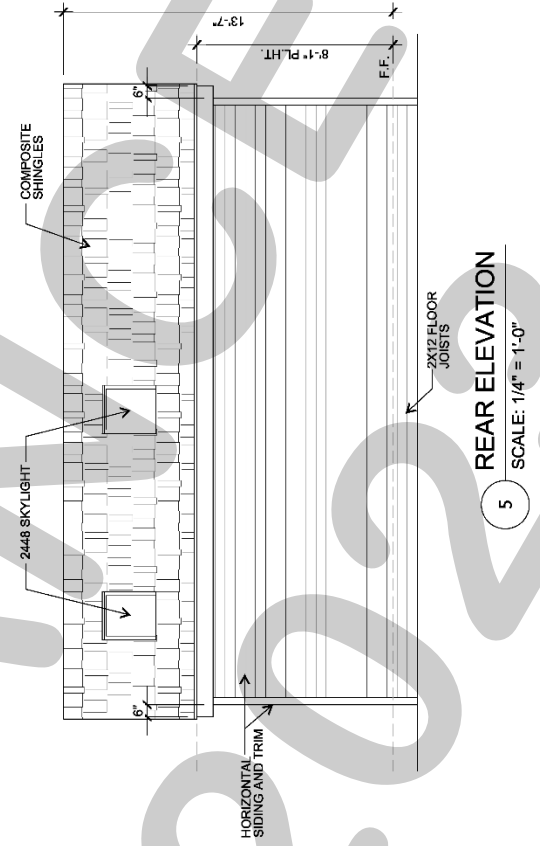
Exhibit 'C':
Building Elevations



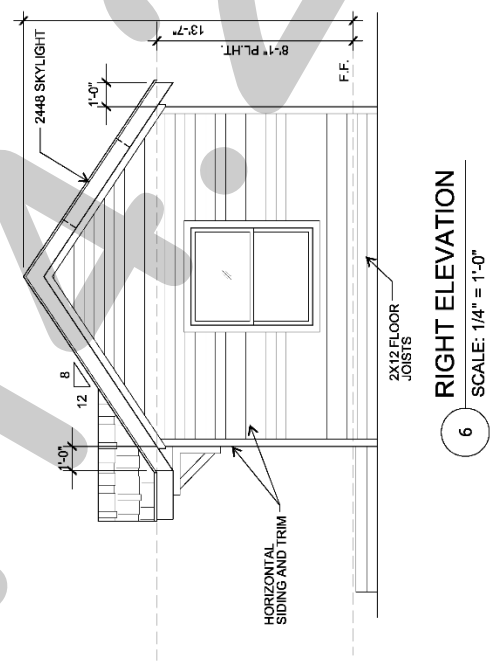
7 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: November 20, 2023

APPLICANT: Keith Green

CASE NUMBER: Z2023-050; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall prior to 1900 based on the October 1900 Sanborn Maps. At some point prior to October 1900, the subject property was platted with the B.F. Boydston Addition, and is currently identified as Block 43A of the B.F. Boydston Addition. 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. According to Rockwall Central Appraisal District (RCAD), there is a 2,884 SF single-family home that was constructed circa 1895. Additionally, there is a deck that was added in 2006, as well as, two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. On October 19, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [i.e. Case No. H2023-016] to allow for the construction on the *Guest Quarters/Secondary Living Unit* on the subject property, which is classified as a *High-Contributing Property* according to the 2017 *Historic Resource Survey*. The subject property is also situated within the Old Town Rockwall (OTR) Historic District.

PURPOSE

The applicant -- *Keith Green* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (i.e. 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Rusk Street, which is identified as a A4D (i.e. major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land (i.e. 601, 603, 605, and 609 E. Rusk Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties (i.e. 602, 606, 608 E Washington Street and 202 S. Clark

Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. South of this is Clark Street Park (*i.e. Lot 16 of the Dawson Addition*) which is a public park that is owned by the City of Rockwall.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This property is zoned Single-Family 7 (SF-7) District. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e. 601 E. Washington Street*) that was constructed in 1910 situated on it. This property is zoned Single-Family 7 (SF-7) District. Beyond this is S. Tyler Street, which is indicated as a R2 (*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 0.23-acre parcel of land with a ~1,969 single-family home (*i.e. 505 E. Washington Street*) that was constructed in 1910 situated on it. This property is zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted *by-right* an 862.20 SF *Guest Quarters/Secondary Living Unit* (*i.e. 2,884 SF x 30.00% = 862.20 SF*). With that being said, the applicant is only requesting a 350 SF *Guest Quarters/Secondary Living Unit*, which represents 8.24% of the primary structure. This is approximately 21.76% less than what is allowed *by-right*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the proposed building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 24, 2023, staff mailed 82 property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) response from our online Zoning and Specific Use Permit Input Form in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) to construct a *Guest Quarters/Secondary Living Unit* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of the *Guest Quarters/Secondary Living Unit* on the Subject Property shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 350 SF.
 - (d) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
 - (e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 (HPAB)

On October 19, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to recommend approval for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and grant a Certificate of Appropriateness (COA) for the proposed structure by a vote of 6-0, with Commissioner Freed absent.

PLANNING AND ZONING COMMISSION

On November 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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: 605 E WASHINGTON ST ROCKWALL, TX 75087

SUBDIVISION: BF BOYDSTUN ADDITION LOT: _____ BLOCK: 43A

GENERAL LOCATION: OLD TOWN HISTORIC DISTRICT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF-7 CURRENT USE: _____

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: .22 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: KEITH GREEN CONTACT PERSON: _____

ADDRESS: 605 E WASHINGTON ST ADDRESS: _____

CITY, STATE & ZIP: ROCKWALL, TX 75087 CITY, STATE & ZIP: _____

PHONE: 972-978-9197 PHONE: _____

E-MAIL: GREEN.KEITH@GMAIL.COM E-MAIL: _____

NOTARY VERIFICATION [REQUIRED]

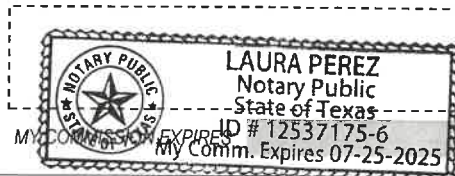
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

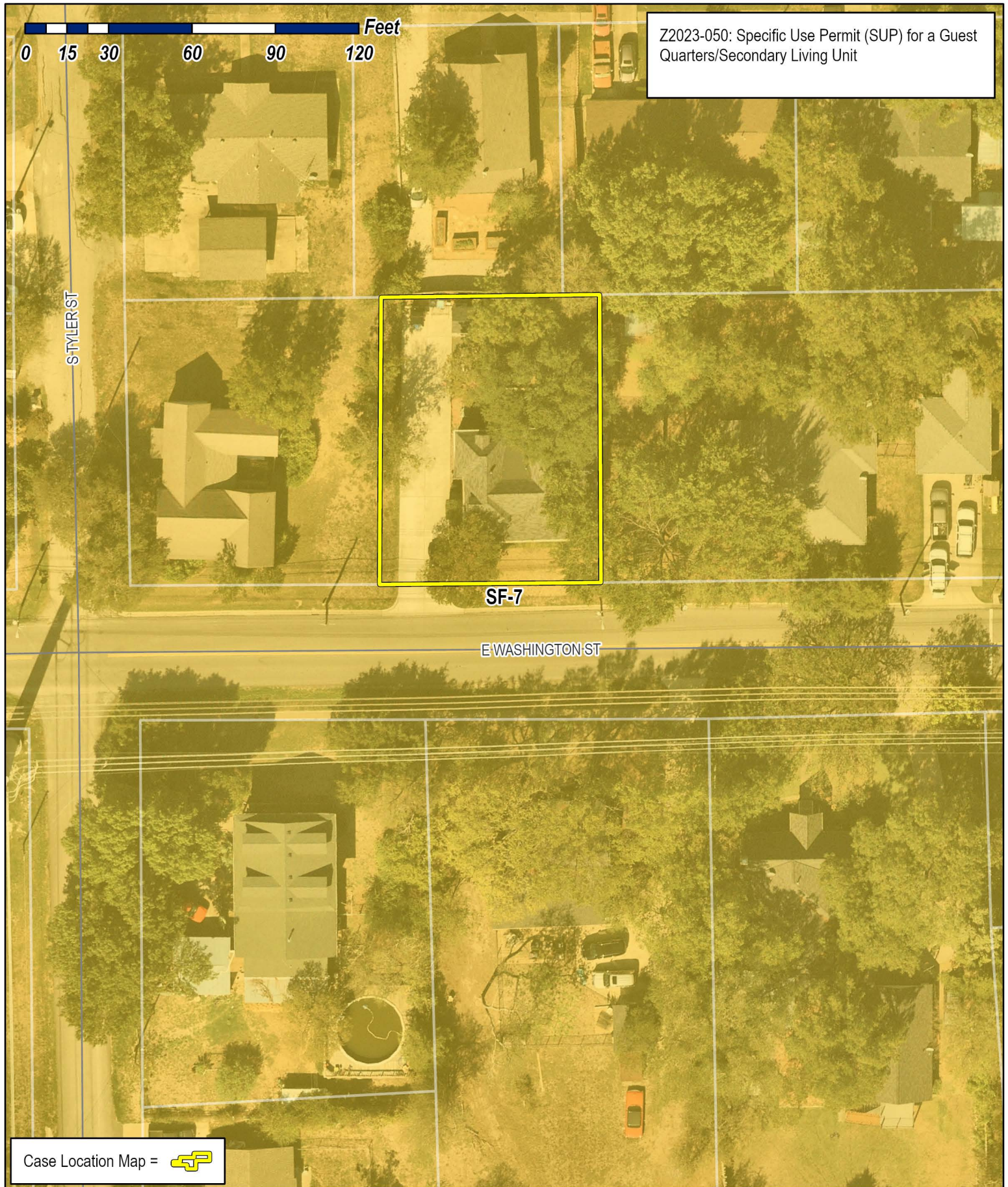
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 20 DAY OF October, 2023.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





Z2023-050: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

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.

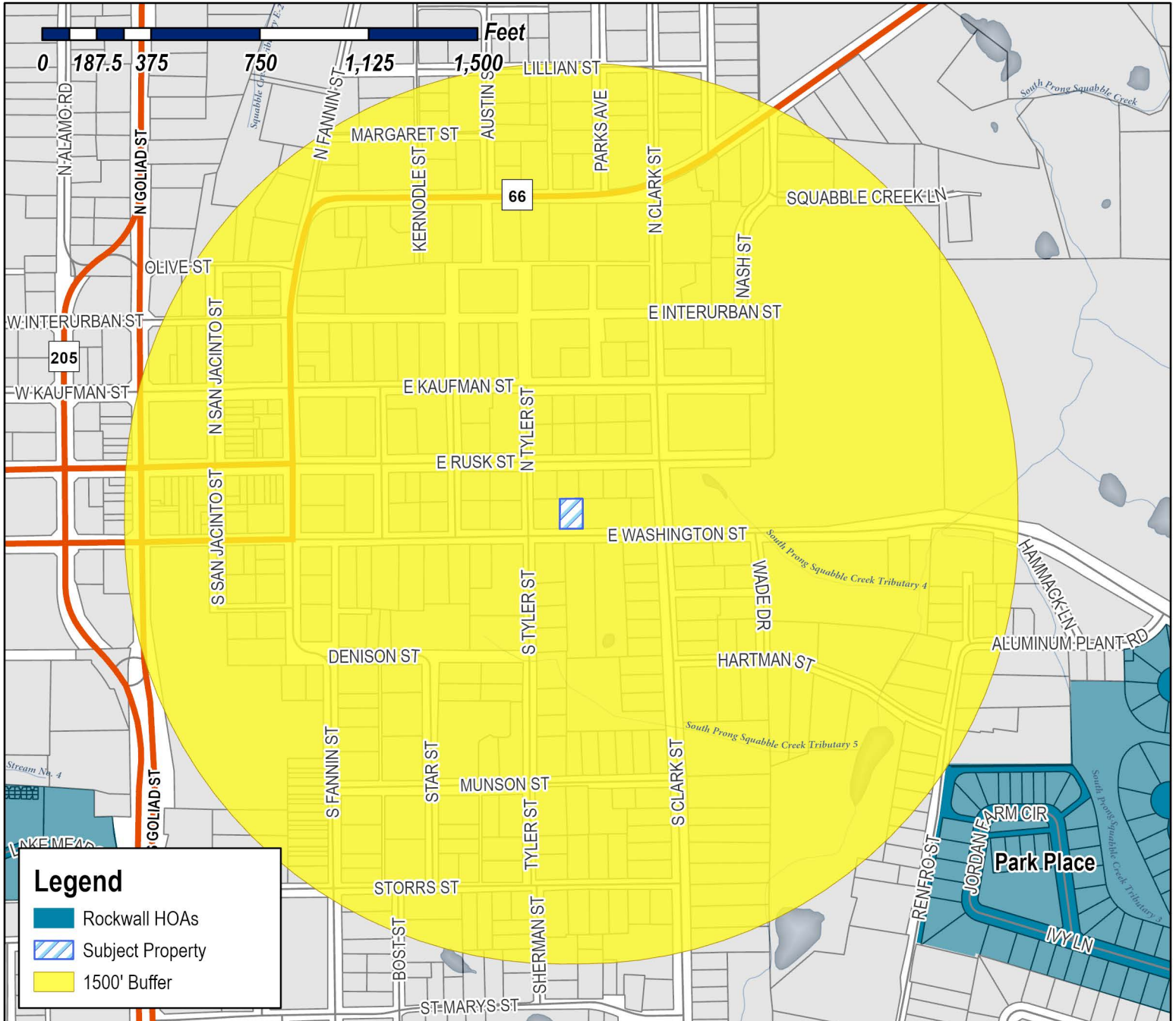




City of Rockwall

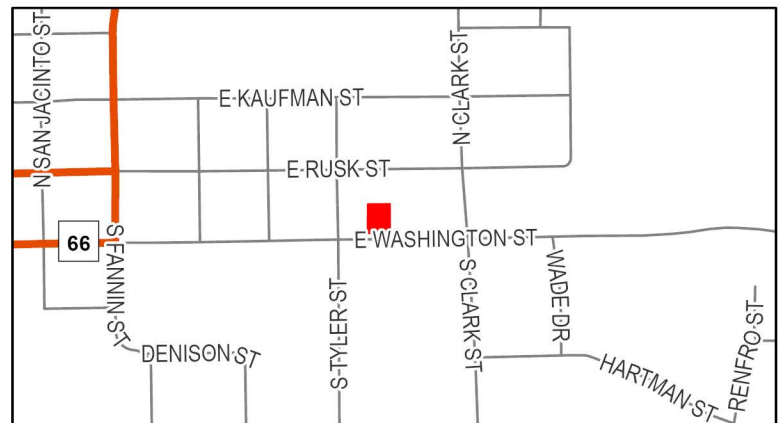
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-050
Case Name: SUP for Guest Quarter/Secondary
Case Type: Living Unit
Zoning: Zoning
Case Address: Single-Family 7 (SF-7) District
 605 E. Washington Street

Date Saved: 10/20/2023
 For Questions on this Case Call (972) 771-7745

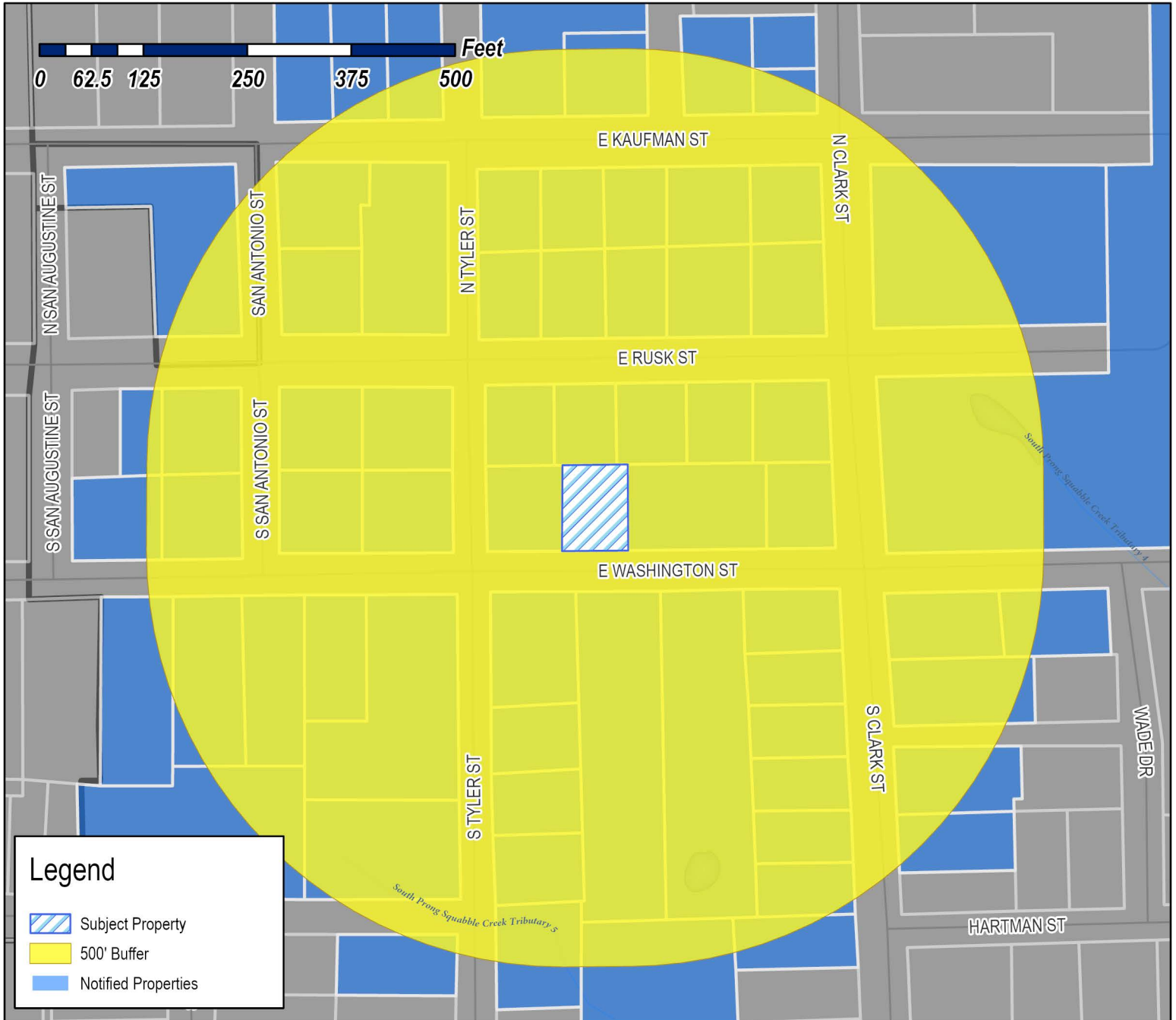




City of Rockwall

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

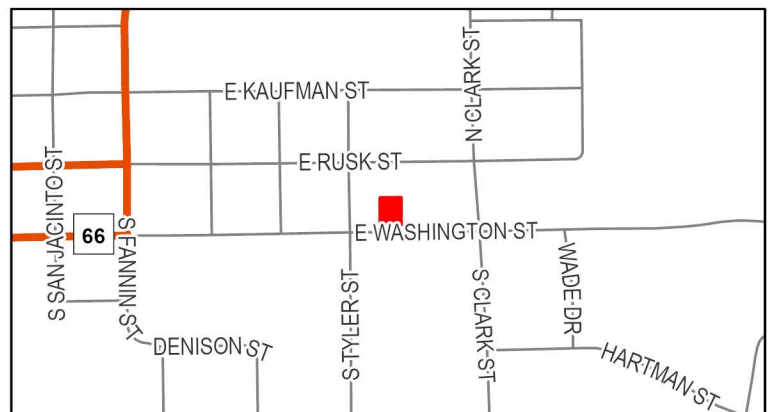
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-050
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street

Date Saved: 10/20/2023

For Questions on this Case Call: (972) 771-7746



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

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

CAMPBELL CASEY C
201 S CLARK STREET
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN R AND SYDNEY
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

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

RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

MUNSON PARNTERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
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
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
603 E RUSK
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

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
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

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

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

INTEGRITY ALL CASH HOME BUYERS LLC
7340 BAKER BLVD #392
RICHLAND HILLS, TX 76118

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND STE 100
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
P.O. BOX 3061
WARMINSTER, PA 18974

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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 Monday, November 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

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.

[Empty text input area for comments]

Name: [Input field]
Address: [Input field]

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-050

Please place a check mark on the appropriate line below: *

- I am in favor of the request.
- I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The plans for this new living unit are tasteful and will only improve the value of this home, which is good for all of the neighbors too.

Respondent Information

Please provide your information.

First Name *

Kate

Last Name *

Wallace

Address *

608 E Washington St

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julia A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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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: October 19, 2023

APPLICANT: Keith Green

CASE NUMBER: H2023-016; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington Street, and take any action necessary.

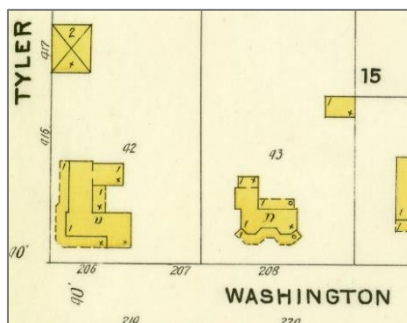
BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the *Sanborn Maps* -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.

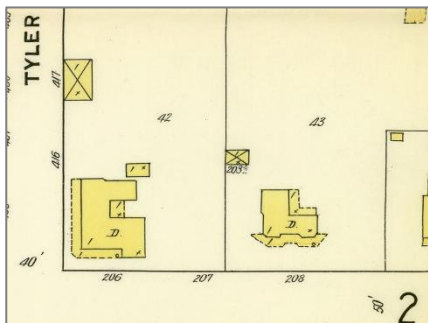


SUBJECT PROPERTY: NOVEMBER 3, 2014

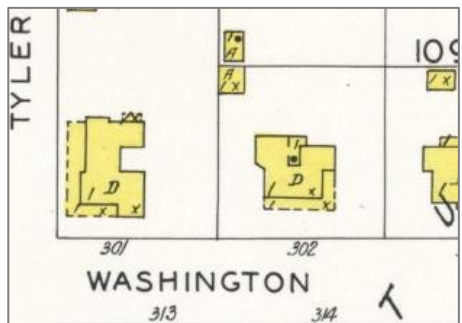
1905 SANBORN MAP



1911 SANBORN MAP



1934 SANBORN MAP



PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (*i.e.* 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 *Historic Resource Survey*, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (*i.e.* 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (*i.e.* 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (*i.e.* 202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e.* 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a R2 (*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 0.23-acre parcel of land with a ~1,969 single-family home (*i.e.* 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

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 designated as a *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

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 [*i.e.*] and proposed preservation criteria ..." While the proposed structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, 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 accessory structure on the subject property.

NOTIFICATIONS

On October 5, 2023, staff mailed 31 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.
- (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: _____

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 _____

APPLICANT(S) NAME _____

ADDRESS _____

ADDRESS _____

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):

\$ _____

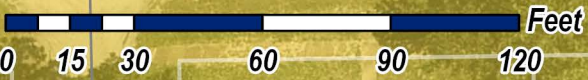
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS,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

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

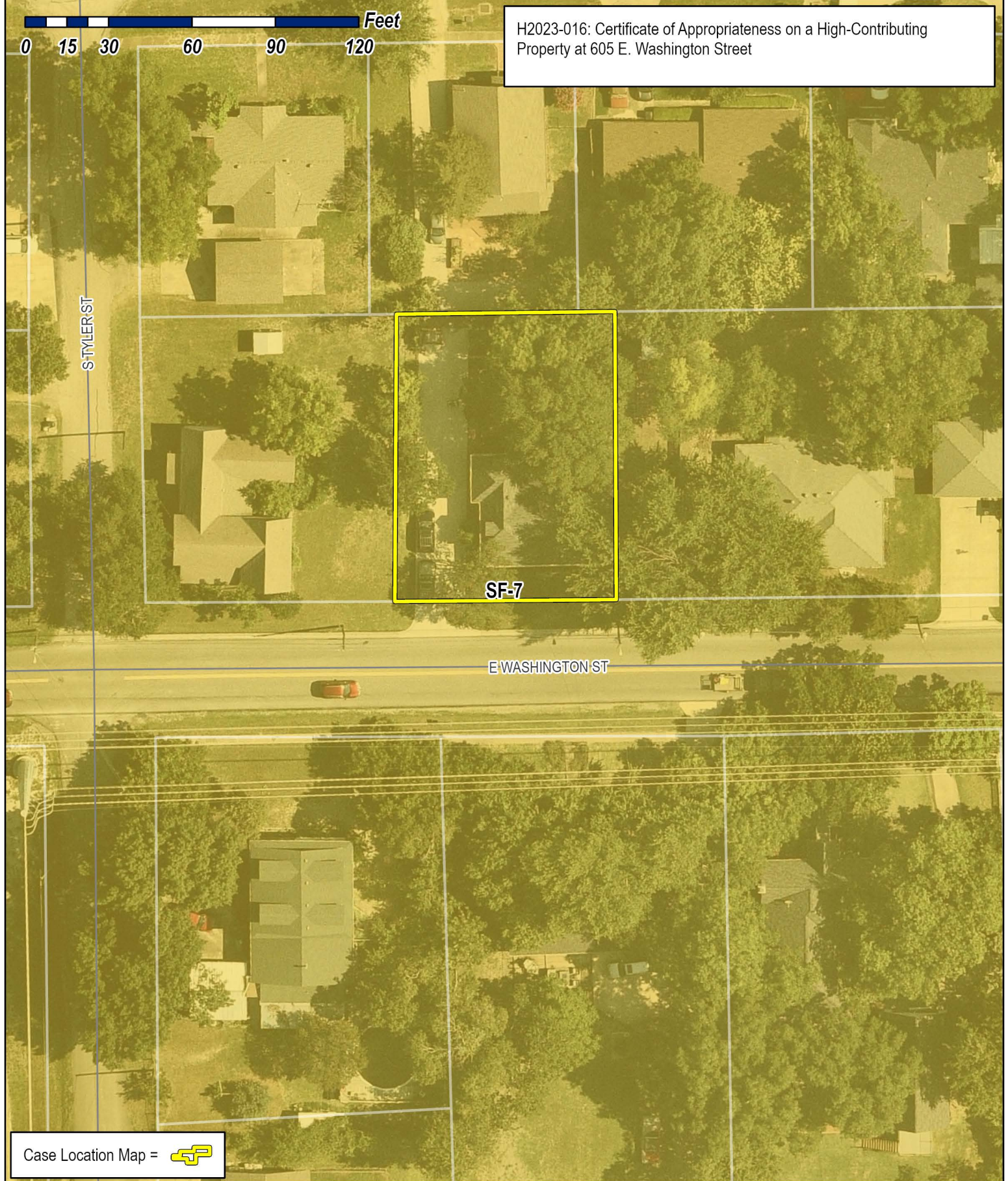
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____




H2023-016: Certificate of Appropriateness on a High-Contributing Property at 605 E. Washington Street



S TYLER ST

SF-7

E WASHINGTON 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.

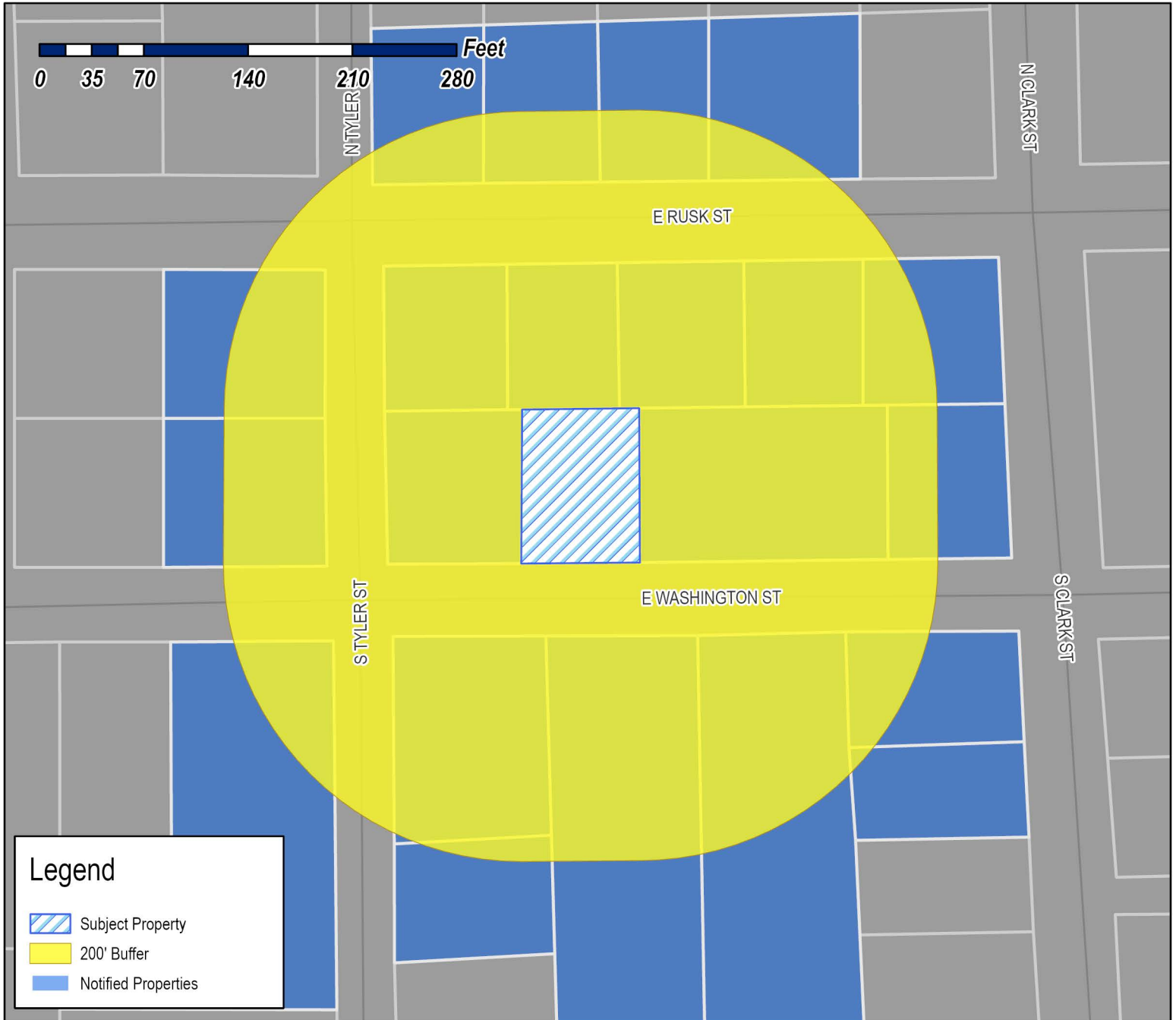




City of Rockwall

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

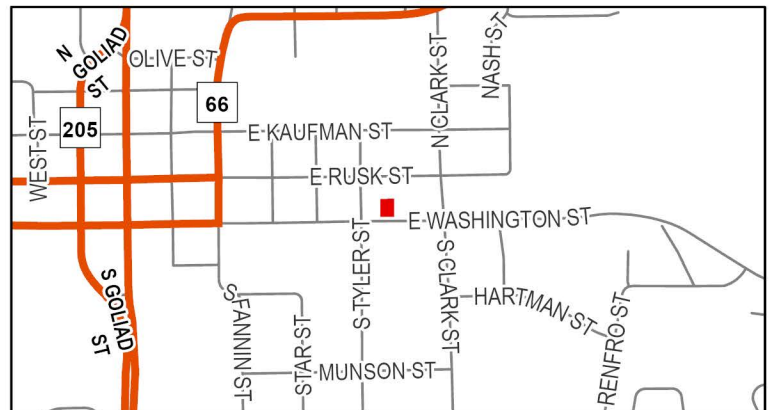
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Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2023-014
Case Name: COA for High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street



Date Saved: 10/3/2023

For Questions on this Case Call: (972) 771-7746

SMILEY KAREN APRIL
605 E RUSK
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 EWASHINGTON
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
211 TYLER ST
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 WASHINGTON
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC
603 E RUSK
ROCKWALL, TX 75087

GLASS JERRY
601 E WASHINGTON
ROCKWALL, TX 75087

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

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK
ROCKWALL, TX 75087

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

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
106 S CLARK ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK
ROCKWALL, TX 75087

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

ROBINSON NELDA
602 E RUSK
ROCKWALL, TX 75087

HORNER ANDREA J
604 E RUSK
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
102 S CLARK ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
P.O. BOX 3061
WARMINSTER, PA 18974

RESIDENT
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
3435 HWY 276
ROCKWALL, TX 75087

RESIDENT
7340 BAKER BLVD
#392
RICHLAND HILLS, TX 76118

RESIDENT
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
815 T L TOWNSEND
STE 100
ROCKWALL, TX 75087

RESIDENT
2 MANOR COURT
HEATH, TX 758032

RESIDENT
102 N TYLER ST
ROCKWALL, TX 758087

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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A 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 605 E. Washington 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, October 19, 2023 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:

Angelica Guevara
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, October 19, 2023 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. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

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

Name:

Address:

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

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

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.F.M.A. Flood Insurance Rate Map Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 43A OF THE B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 by Keith Green for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 350 SF.
- 4) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 4th DAY OF DECEMBER, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 20, 2023

2nd Reading: December 4, 2023

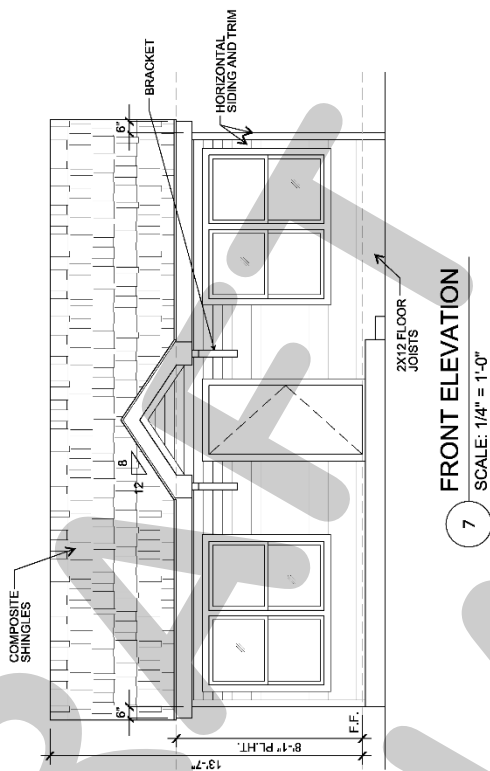
Exhibit 'A':
Location Map

Address: 605 E. Washington Street

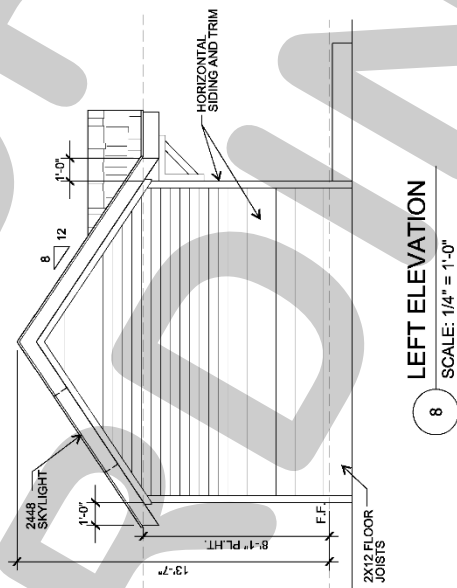
Legal Description: Block 43A of the B.F. Boydston Addition



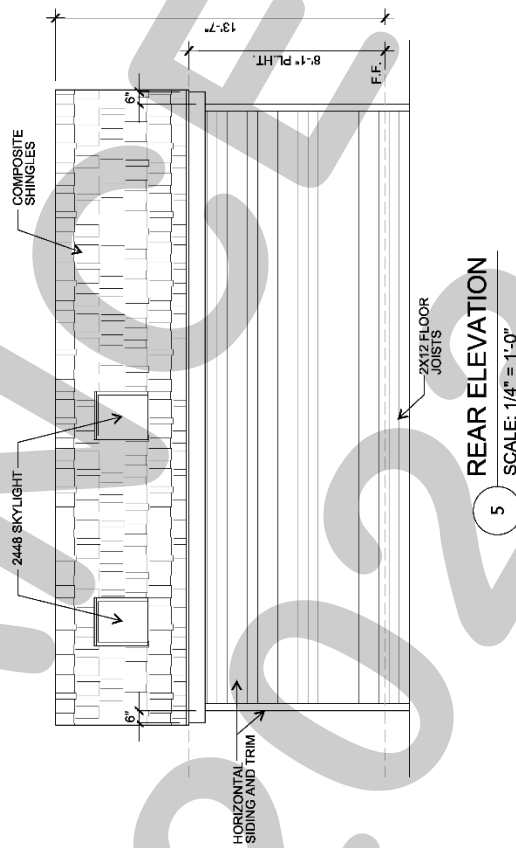
Exhibit 'C':
Building Elevations



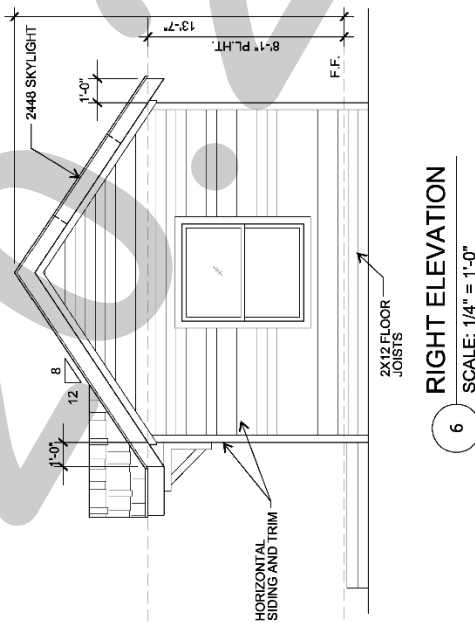
7 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



December 6, 2023

TO: Keith Green
605 E. Washington Street
Rockwall, TX 75087

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

SUBJECT: Z2023-050; *Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit*

Mr. Green:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on December 4, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in 'Exhibit B' of this ordinance.
 - (b) The construction of the Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in 'Exhibit C' of this ordinance.
 - (c) The *Guest Quarters/ Secondary Living Unit* shall not exceed a maximum size of 350 SF.
 - (d) The maximum height of the *Guest Quarters/ Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
 - (e) The Guest Quarters/ Secondary Living Unit shall not be sold or conveyed separately from the single- family home without meeting the requirements of the zoning district and subdivision ordinance.

Planning and Zoning Commission

On November 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On November 20, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Lewis absent.

On December 4, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 5-0, with Council Members Moeller and Campbell absent.

Included with this letter is a copy of *Ordinance No. 23-65, S-321*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-65

SPECIFIC USE PERMIT NO. S-321

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 43A OF THE B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 by Keith Green for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A 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 605 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
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2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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SECTION 7. 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 4th DAY OF DECEMBER, 2023.**



Trace Johannesen, Mayor

ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: November 20, 2023

2nd Reading: December 4, 2023

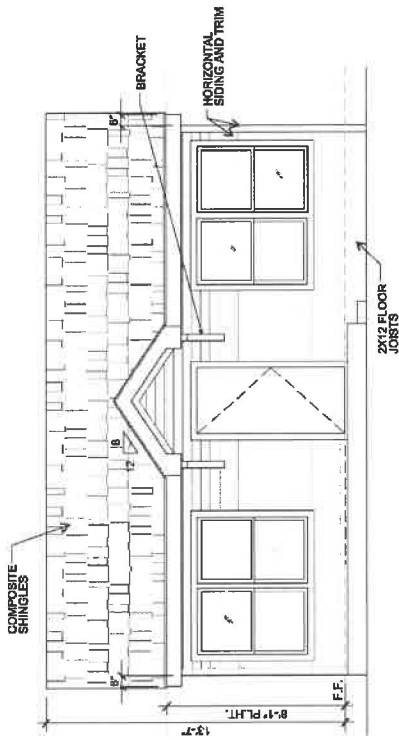
**Exhibit 'A':
Location Map**

Address: 605 E. Washington Street

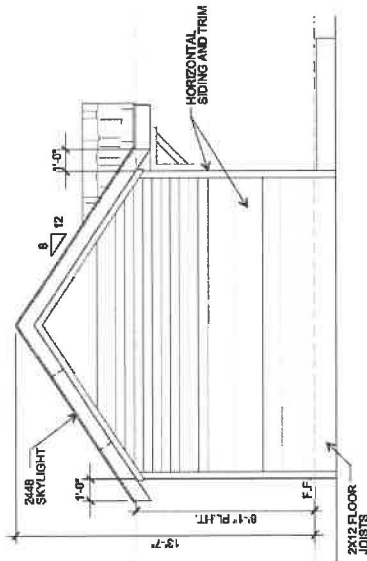
Legal Description: Block 43A of the B.F. Boydston Addition



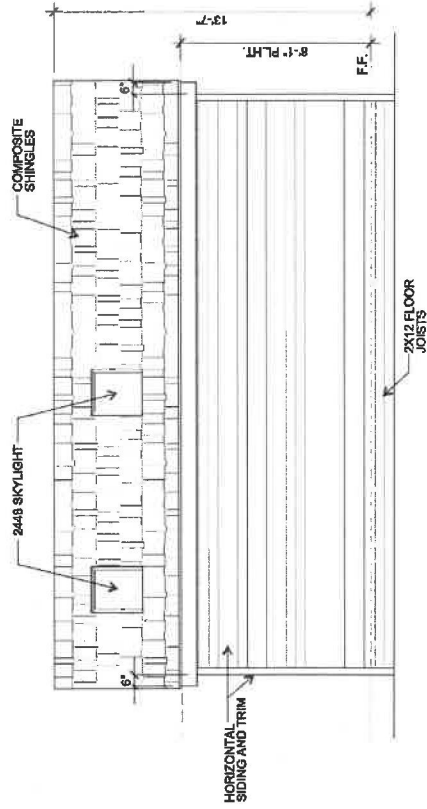
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Building Elevations



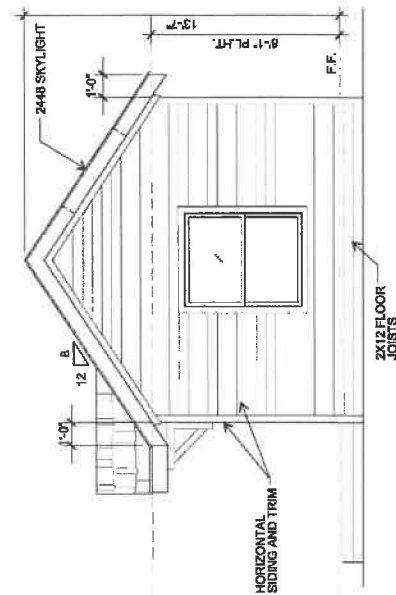
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