

**OLD ROCKWALL HISTORIC DISTRICT GUIDELINES**

**- EXHIBIT (2) -**

**OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

<b>Address of Property:</b> <u>310 S. Fannin St.</u>			
<b>Street Address</b> <u>Rockwall</u>	<b>State</b> <u>Texas</u>	<b>Zip Code</b> <u>75087</u>	<b>County</b> <u>Rockwall</u>
<b>Name of Property, If Applicable:</b> <u>n/a</u>			
Has the building been moved ? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
<b>Name of Historic District:</b> <u>Old Rockwall Historic District</u>			
<input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
<b>Owner:</b> <u>MRT</u>		<b>Street Address:</b> <u>310 S Fannin St.</u>	
<b>City</b> <u>Rockwall</u>	<b>State</b> <u>TX</u>	<b>Zip Code</b> <u>75087</u>	<b>County</b> <u>Rockwall</u>
<b>Telephone Number (preferably daytime)</b> <u>(972) 772-8410</u>			
<b>Authorized Contact:</b> <u>Deanna Morrison</u>		<b>Street Address:</b> <u>513 Willow Springs Dr.</u>	
<i>(if different from Owner)</i>			
<b>City</b> <u>Heath</u>	<b>State</b> <u>TX</u>	<b>Zip Code</b> <u>75032</u>	<b>County</b> <u>Rockwall</u>
<b>Telephone Number (preferably daytime)</b> <u>(972) 772-8410</u>			
<b>Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):</b> <u>Decorative shutters to be added to exterior windows facing Fannin St.</u>			
<b>Owner's Signature</b> <u>Deanna Morrison</u>		<b>City of Rockwall Use Only:</b>	<b>Project Number</b> <u>H200.5001</u>

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee



# RECEIPT

Project Number: Z2005-002  
Job Address: 310 S Fannin  
Rockwall, TX

Receipt Number: B8891  
Printed: 1/14/2005 8:21 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 125.00

---

**Total Fees Paid:**

**\$ 125.00**

Date Paid: 1/14/2005 12:00:00AM  
Paid By: Deanna Morrison  
Pay Method: Check 1013  
Received By: CS



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

**H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

**Case number: H2005-001**

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

- I am in favor of the request for the reasons listed below 12
- I am opposed to the request for the reasons listed below

---



---



---



---

Your Name: \_\_\_\_\_

Rockwall Property Address: \_\_\_\_\_

**- Please see Location Map of Subject Property on the back of this notice -**

H2005-001

MORRISON RACING TEAM, LP  
DBA MRT  
513 WILLOW SPRINGS DRIVE  
HEATH, TX 75032

CULLINS JAMES & SHARON DAY  
826 NASH  
ROCKWALL, TX 75087

PEOPLES BILLY W  
P O BOX 35  
ROCKWALL, TX 75087

JACOBS NELDA  
317 S FANNIN STREET  
ROCKWALL, TX 75087

PITTMAN MICHAEL J &  
ARCHIE H UNDERWOOD  
601 E WILLIAMS  
ROCKWALL, TX 75087

HUGHES THOMAS P  
P O BOX 1315  
ROCKWALL, TX 75087

SMITH CHARLES T & IRIS B  
211 E COLORADO  
DALLAS, TX 75203

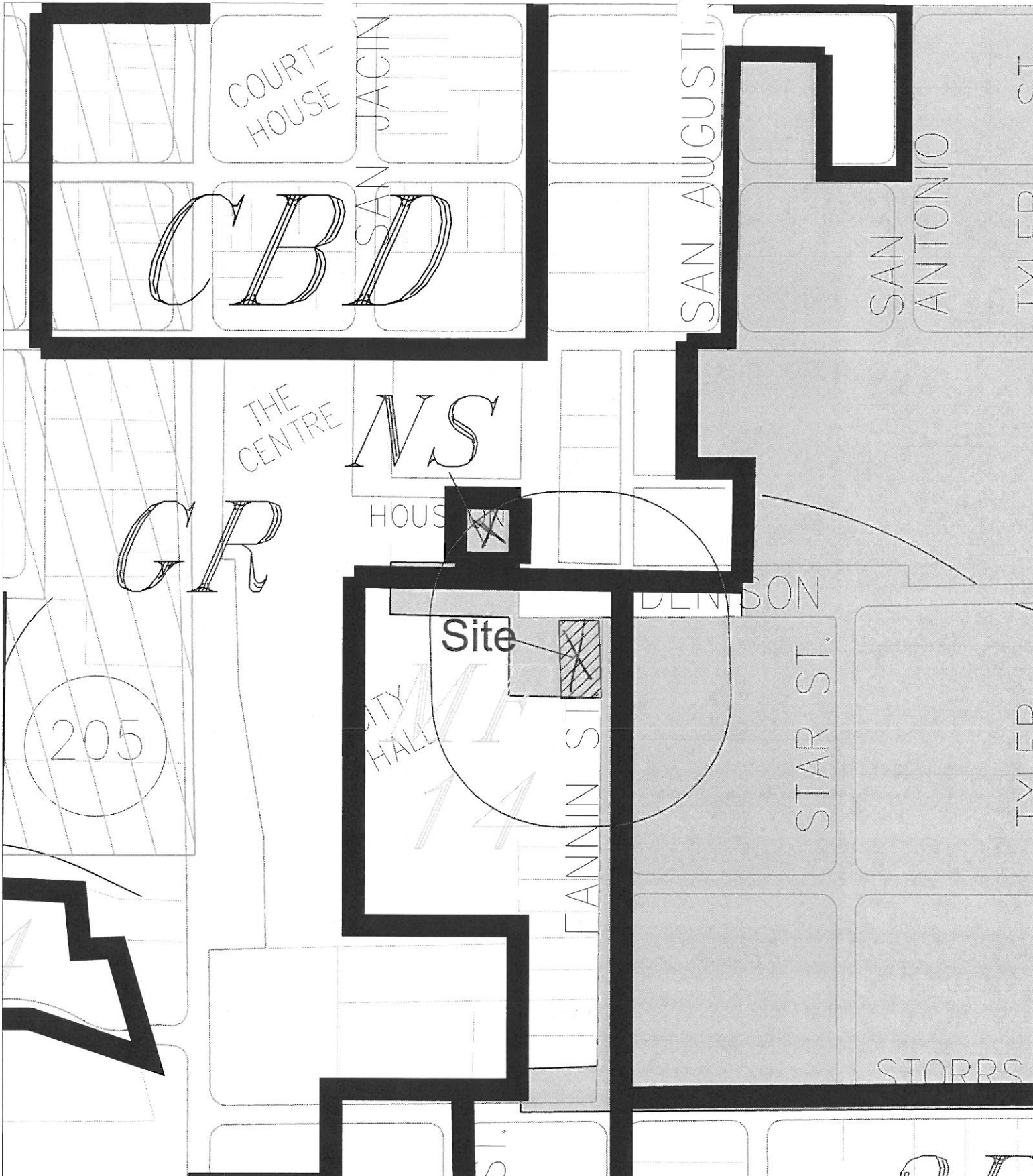
TOVAR JOSE G & FELIPA  
301 DENNISON  
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX  
303 DENISON  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISEN  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN  
ROCKWALL, TX 75087

LAWSON ABBETH ADAIR  
ADIAR JR WILLIAM & CAROL  
313 S FANNIN ST  
ROCKWALL, TX 75087

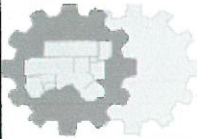


H2005-001  
310 S. Fannin  
C of A

3600



1" = 200'



**NCTCOG Maps**  
[www.dfwmaps.com](http://www.dfwmaps.com)

**DISCLAIMER**

This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



826 Nash

**CITY OF ROCKWALL**  
**Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 2/17/2005

**APPLICANT:** Deanna Morrison

**AGENDA ITEM:** H2005-001; 310 S. Fannin St

---

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".

**BACKGROUND INFORMATION:**

The applicant, Debbie Morrison, has made a request for a Certificate of Appropriateness (Cof A) for the addition of exterior window shutters for the structure located at 310 S. Fannin. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant has started a remodeling project of this historic house which has included the interior as well as exterior repair and replacement of the roof.

*Synthetic*  
*NOT max*  
*IN the window*  
*to avoid*

As required by the historic overlay ordinance, twelve (12) notices were sent to adjacent property owners, and at the time of the report, two (2) notices had been returned in favor.

*3 NOW*

To aide the HPAB in their review of the Certificate of Appropriateness, the applicant has provided drawing of the proposed shutters, pictures of the proposed shutters and pictures of the existing exterior of 310 S. Fannin.

**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. The shutters must be proportional in size to the windows as depicted in the drawing submitted by the applicant.
2. Any removal of the shutters once approved will require a CofA.

*3. WOOD SHUTTERS*

*4. BC Installed: Proportion as rocky shutters*

- EXHIBIT (2) -

**OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

<b>Address of Property:</b> <u>310 S. Fannin St.</u>			
<b>Street Address</b> <u>Rockwall</u>	<b>State</b> <u>Texas</u>	<b>Zip Code</b> <u>75087</u>	<b>County</b> <u>Rockwall</u>
<b>Name of Property, If Applicable:</b> <u>n/a</u>			
Has the building been moved ? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
<b>Name of Historic District:</b> <u>Old Rockwall Historic District</u>			
_____ National Register District _____ Certified State or Local District _____ Proposed Historic District			
If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
<b>Owner:</b> <u>MRT</u>		<b>Street Address:</b> <u>310 S Fannin St.</u>	
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
<b>Telephone Number (preferably daytime)</b> <u>(972) 772-8410</u>			
<b>Authorized Contact:</b> <u>Deanna Morrison</u>		<b>Street Address:</b> <u>513 Willow Springs Dr.</u>	
<i>(if different from Owner)</i>			
<u>Heath</u>	<u>TX</u>	<u>75032</u>	<u>Rockwall</u>
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
<b>Telephone Number (preferably daytime)</b> <u>(972) 772-8410</u>			
<b>Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):</b> <u>Decorative shutters to be added to exterior windows facing Fannin St.</u>			
<b>Owner's Signature</b> <u>Deanna Morrison</u>		<b>City of Rockwall Use Only:</b>	<b>Project Number</b> <u>H2005001</u>

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee



COURT-  
HOUSE

*CBD*

THE  
CENTRE

*NS*

*GR*

HOUSING

Site

205

CITY  
HALL

DENISON

FANNIN ST.

STAR ST.

SAN  
ANTONIO

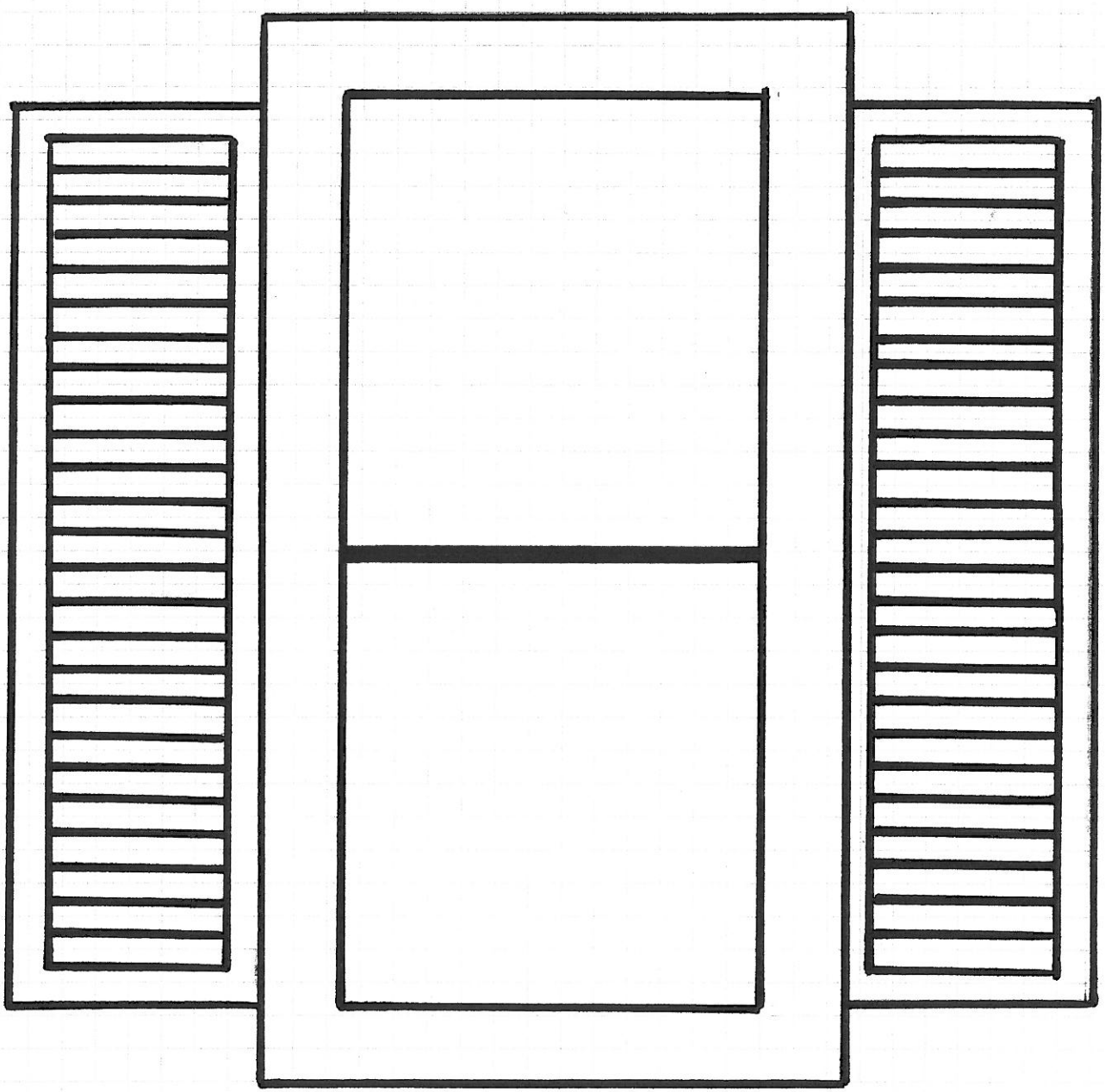
STORRS

H2005-001  
310 S. Fannin  
C of A



1" = 200'

Rough drawing for proposed skt hers at  
310 Fannin St.



5 squares = 1 foot







# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

---

### **Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

*I think that it is a crying loud down  
stinking shame that anyone should have  
ask permission to improve their property,  
especially something as trivial as adding  
shutters -*

Your Name: PEOPLES REALTORS *Billy Peoples*  
P.O. Box 35  
Rockwall, Texas 75087  
Rockwall Property Address: 972-771-8481

**- Please see Location Map of Subject Property on the back of this notice -**



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

-----  
**Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

*I don't see a problem with this*

Your Name: Michael Coffey

Rockwall Property Address: 311 S. Fannin

**- Please see Location Map of Subject Property on the back of this notice -**

Please place a check mark on the appropriate line below:

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

12

I am opposed to the request for the reasons listed below

*Addition of shutters is an enhancement  
and request is reasonable.*

Your Name: CAROL ADAIR

Rockwall Property Address: 313 SOUTH FANWICK

- Please see Location Map of Subject Property on the back of this notice -

File Copy

**-AFFIDAVIT-**

**CONFLICT OF INTEREST**

I, Sharilyn Ottman ON THIS DATE 2/17/05 DO HEREBY STATE THAT I  
HAVE A SUBSTANTIAL INTEREST AS DEFINED IN Article 9836 VTCS, with the following  
business or real property: 302 S. Fanning and must abstain from participating in  
any planning and zoning action regarding agenda item: H2005-001.

The nature and extent of the interest is as follows;  
(Check one and provide any additional information or clarification)

Ownership of 10% or more of voting stock or shares of the business, or ownership of  
\$2,500.00 or more of the fair market value of the business

I have received funds from the business in excess of 10% of my gross annual income for  
last year.

I have an equitable or legal ownership in real property with a fair market value of \$2,500.00

A relative in the first or second degree by either affinity or consanguinity has a substantial  
interest as defined above.

Other – Explanation Below

*Additional clarification or extended nature of interest:*

---

---

---

---

---

Sharilyn Ottman  
Signature

2/17/05  
Date





# CITY OF ROCKWALL

at Rockwall CityPlace

2/18/2005

Deanna Morrison  
310 S. Fannin St  
Heath, TX 75032

RE: H2005-001  
310 S. Fannin St  
Project Type: HISTORIC (C of A)

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 2/17/2005. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommends approval of the request with the following conditions:*

1. *The shutters must be proportional in size to the windows as depicted in the drawing submitted by the applicant.*
2. *Any removal of the shutters once approved will require a CofA.*

*On February 17, 2005, the Historic Preservation Advisory Board approved the C of A for exterior window shutters with the following conditions:*

1. *Exterior shutters are to be made of wood.*
2. *Exterior window shutters are to be proportional to the window and be installed to resemble working shutters.*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer  
Planning and Zoning  
City of Rockwall



## CITY OF ROCKWALL, TEXAS MEMORANDUM

---

**TO:** City Council  
**FROM:** Robert LaCroix  
**DATE:** February 28, 2005  
**SUBJECT:** Appeal of Decision Regarding Certificate of  
Appropriateness

---

The applicant, Deanna Morrison, is appealing a decision made by the Rockwall Historic Preservation Advisory Board regarding an application for a Certificate of Appropriateness, case file H2005-001 from the meeting held on February 17, 2005. The request was for the installation of decorative shutters on the exterior of the home located at 310 S. Fannin St. located within the Historic District. The home is designated as a high contributing property. The request was granted but it included a stipulation that the shutters either be working shutters or be placed and hinged in a fashion that causes them to appear to be working shutters. We have included the letter from the applicant detailing the appeal of this decision. The following portion of the Unified Development Code refers to the appeal process:

### **H. Actions After Board Decision**

#### **1. Appeal Process**

If the Certificate of Appropriateness is denied, the applicant may appeal to the City Council by filing a written notice with the Historic Preservation Officer within ten (10) business days after the decision of the Board. In considering an appeal, the sole issue before the City Council shall be whether the Board erred in its decision. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the Council constitutes the final administrative remedy.

MRT  
310 S. Fannin St.  
Rockwall, Texas 75087

February 28, 2005

Honorable Ken Jones, Mayor  
Honorable Tim McCallum, Mayor Pro Tem  
Honorable Stephen Straughan, Bob Cotti,  
John King, Terry Raulston and Bill Cecil, Council Members  
Rockwall City Council  
City of Rockwall  
Rockwall City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: 310 S. Fannin St.; Appeal of Decision Regarding Certificate of  
Appropriateness

Honorable Mayor, Mayor Pro Tem and Council Members:

Please accept this letter as notice of our intent to appeal the decision made by the Rockwall Historic Preservation Advisory Board regarding our application for Certificate of Appropriateness, Item H2005-001 from the meeting held on February 17, 2005. Our request was for the installation of decorative shutters on the exterior of our home located at 310 S. Fannin St., Rockwall, Texas, which is designated as a "High Contributing Property". Enclosed for your review are the scale drawings of our proposal, photographs of our windows in their current state, and a photograph of one of the homes on our street which has decorative shutters in the proportion we seek to install, exhibits which were submitted with our application. Our request was granted, but it included a stipulation that the shutters either be working shutters or be placed and hinged in a fashion that causes them to appear to be working shutters.

According to the publication "Historic District Guidelines", City of Rockwall Ordinance No. 02-26, Section 2.20 J. 5., the Board "must approve the application for a Certificate of Appropriateness if it determines that the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria;" Discussion took place regarding whether or not the addition of decorative shutters to our home would have an adverse affect on it's character. We pointed out that decorative shutters have been installed on many of the homes in the Old Town Rockwall Historic District, evidencing the consistency of our request with both current and previous standards. The Board

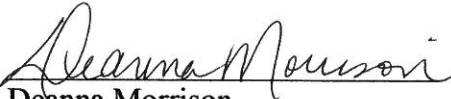
concluded that decorative shutters would not have an adverse effect on our home or on the other homes in our area.

Referencing the same publication, Exhibit B, III. C. 6., "Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." While we had been considering using shutters which appear to be wooden but are made of synthetic material, Mrs. Pannell-Smith requested that the shutters be made of wood. Our response was that we would gladly cooperate with the Board in that matter and install shutters made of wood: we agree that the decorative shutters installed on the homes built during the same period as ours were likely made of wood. We are not appealing that portion of the determination.

We appeal the portion of the decision which stipulates that the shutters must be installed to look like they are working shutters, the condition added by Ms. Hanrahan. When asked about the presence of decorative shutters throughout the Historic District, she stated that she wanted all newly installed shutters to be working shutters or appear to be working shutters. Members of the Board who were present made reference to the fact that hinged shutters were common among the homes built along the coast to combat the wind. We agree that historically significant homes which have been preserved along the coast were likely built with working shutters. However, having spent several hours looking through photographs of historically significant homes in North Texas and Rockwall, we conclude working shutters were not the building standard in Rockwall, Texas, for the period in which our home was built. The condition imposed seems to be a style preference rather than seeking to preserve and enhance "the history and culture of the District". Further, we believe this style is not historically correct for Rockwall, Texas, for any period.

We conclude the Board has erred in imposing this condition on the application for Certificate of Appropriateness. We ask that our application be granted with only the stipulation that the shutters be made of wood. Thank you for your consideration in this matter.

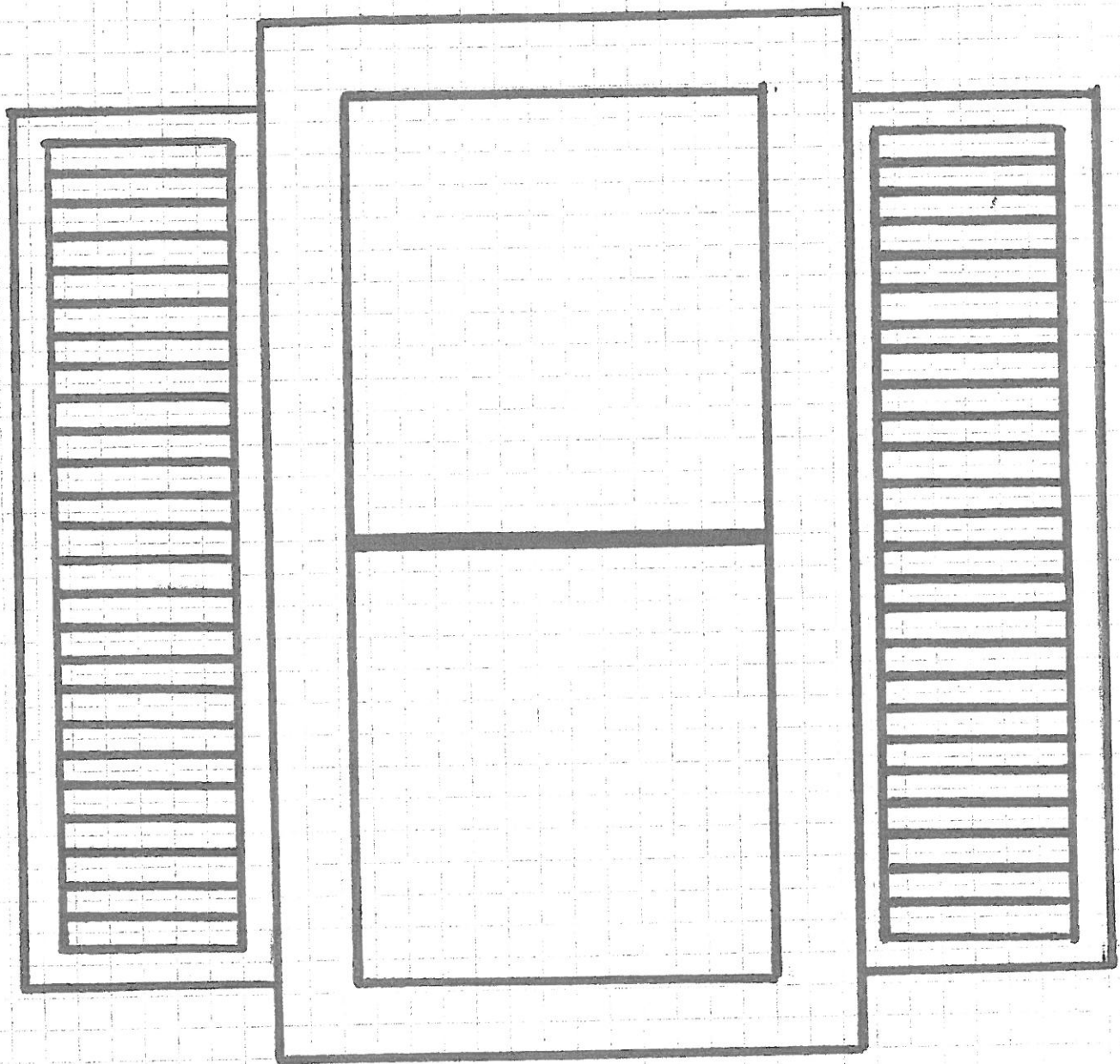
Sincerely,

MRT by:   
Deanna Morrison

Enclosures

cc: Mr. Robert LaCroix  
Mr. Chris Spencer

Rough drawing for proposed shutters at  
310 Fannin St.



5 squares = 1 foot





2/17/05  
HPAB  
Report

**CITY OF ROCKWALL**  
**Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 2/17/2005  
**APPLICANT:** Deanna Morrison  
**AGENDA ITEM:** H2005-001; 310 S. Fannin St

---

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".

**BACKGROUND INFORMATION:**

The applicant, Debbie Morrison, has made a request for a Certificate of Appropriateness (Cof A) for the addition of exterior window shutters for the structure located at 310 S. Fannin. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant has started a remodeling project of this historic house which has included the interior as well as exterior repair and replacement of the roof.

As required by the historic overlay ordinance, twelve (12) notices were sent to adjacent property owners, and at the time of the report, two (2) notices had been returned in favor.

To aide the HPAB in their review of the Certificate of Appropriateness, the applicant has provided drawing of the proposed shutters, pictures of the proposed shutters and pictures of the existing exterior of 310 S. Fannin.

**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. The shutters must be proportional in size to the windows as depicted in the drawing submitted by the applicant.
2. Any removal of the shutters once approved will require a CofA.



**- EXHIBIT (2) -**

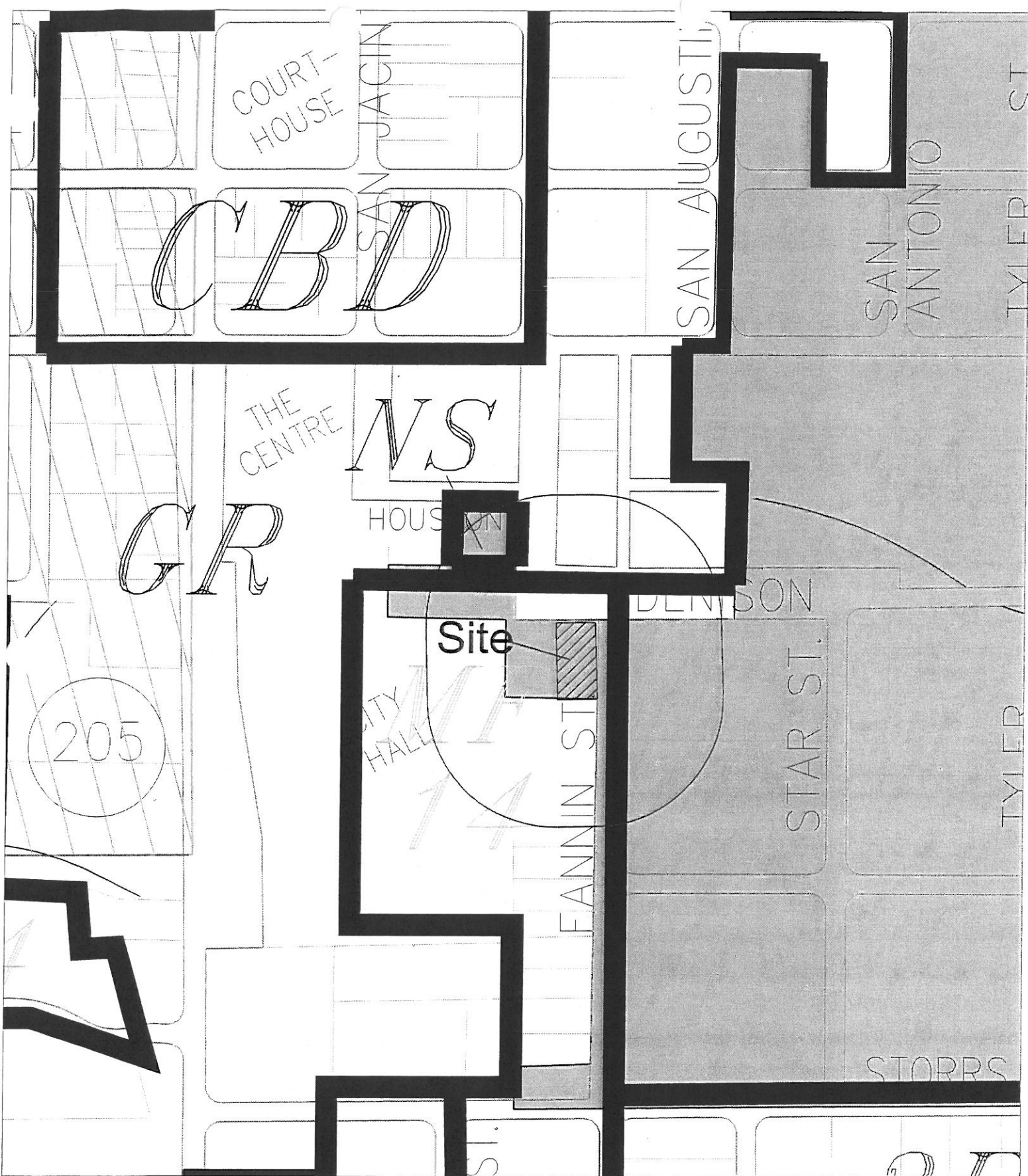
**OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

<b>Address of Property:</b> <u>310 S. Fannin St.</u>			
<b>Street Address</b>			
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
Name of Property, If Applicable: <u>n/a</u>			
Has the building been moved ? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>Old Rockwall Historic District</u>			
<input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>MRT</u>		Street Address: <u>310 S Fannin St.</u>	
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
<u>(972) 772-8410</u>			
<b>Telephone Number (preferably daytime)</b>			
Authorized Contact: <u>Deanna Morrison</u>		Street Address: <u>5B Willard Springs Dr.</u>	
<i>(if different from Owner)</i>			
<u>Death</u>	<u>TX</u>	<u>75032</u>	<u>Rockwall</u>
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
<u>(972) 772-8410</u>			
<b>Telephone Number (preferably daytime)</b>			
<b>Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):</b>			
<u>Decorative shutters to be added to exterior windows facing Fannin St.</u>			
Owner's Signature <u>Deanna Morrison</u>		City of Rockwall Use Only:	Project Number <u>H2005001</u>

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee

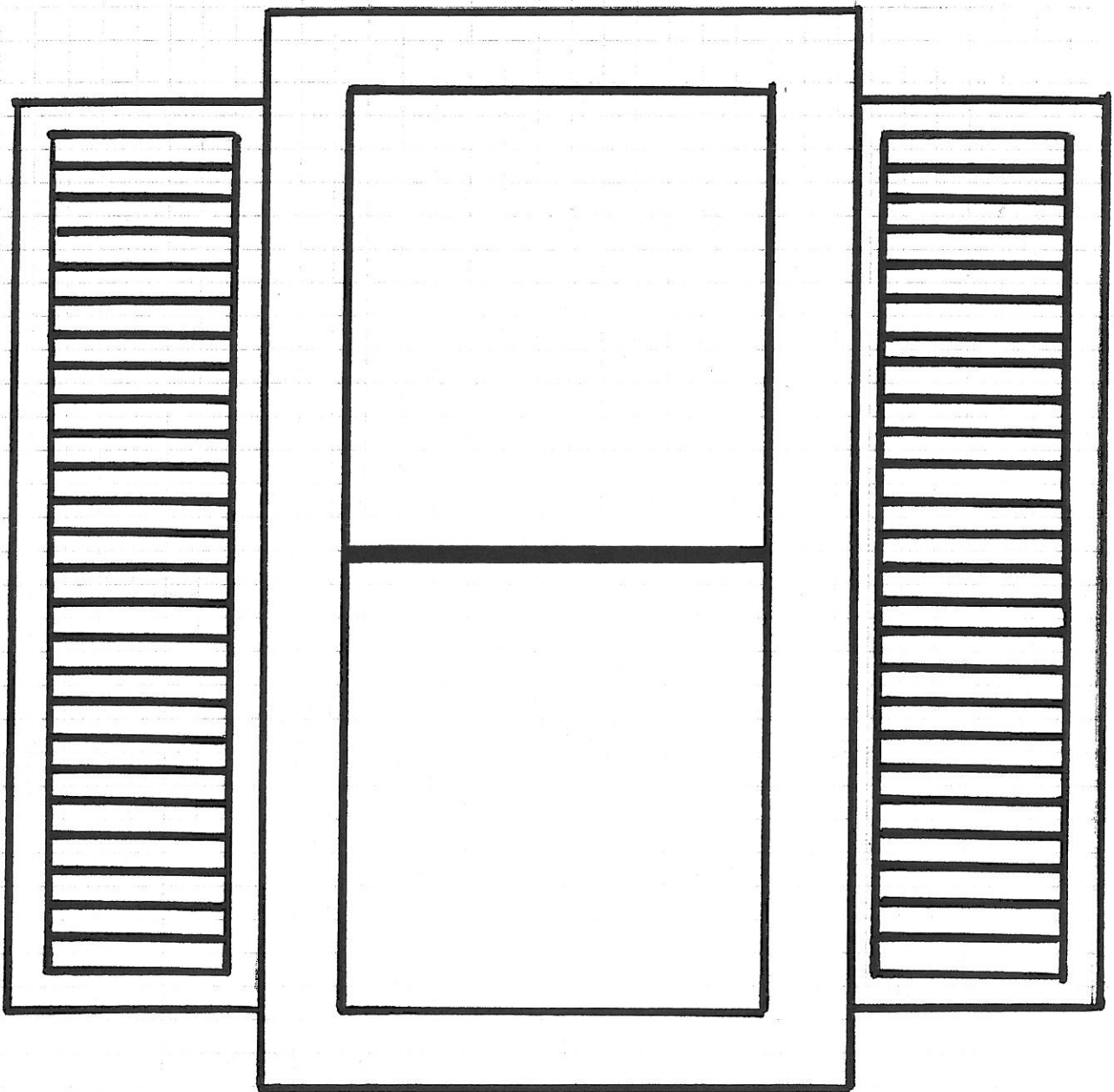


**H2005-001**  
 310 S. Fannin  
 C of A



1" = 200'

Rough drawing, for proposed sh. hers at  
310 Fannin St.



5 squares = 1 foot



607





# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

---

**Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

*I think that it is a crying loud down  
stinking shame that anyone should have  
ask permission to improve their property,  
especially something as trivial as adding  
shutters -*

Your Name: \_\_\_\_\_ **PEOPLES REALTORS** *Billy Peoples*  
P.O. Box 35  
Rockwall, Texas 75087  
Rockwall Property Address: \_\_\_\_\_ 972-771-8481

**- Please see Location Map of Subject Property on the back of this notice -**



# CITY OF ROCKWALL

at Rockwall CityPlace

## **Public Notice**

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

-----  
**Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

*I don't see a problem with this*

Your Name: Michael Coffey

Rockwall Property Address: 311 S. Fannin

**- Please see Location Map of Subject Property on the back of this notice -**

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

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

12

I am opposed to the request for the reasons listed below

Addition of shutters is an enhancement  
and request is reasonable.

Your Name: CAROL ADAIR

Rockwall Property Address: 313 SOUTH FANWICK

**- Please see Location Map of Subject Property on the back of this notice -**

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745



**AGENDA**  
**ROCKWALL CITY COUNCIL**  
March 7, 2005  
6:00 p.m. Regular Meeting  
City Hall, 385 S. Goliad, Rockwall, Texas 75087

**8. ACTION ITEMS**

- a. Discuss and consider an appeal of a decision of Historic Preservation Advisory Board regarding an application for a Certificate of Appropriateness, case file H2005-001 from the meeting held on February 17, 2005 and take any action necessary.



## CITY OF ROCKWALL, TEXAS MEMORANDUM

---

**TO:** City Council  
**FROM:** Robert LaCroix  
**DATE:** February 28, 2005  
**SUBJECT:** Appeal of Decision Regarding Certificate of Appropriateness

---

The applicant, Deanna Morrison, is appealing a decision made by the Rockwall Historic Preservation Advisory Board regarding an application for a Certificate of Appropriateness, case file H2005-001 from the meeting held on February 17, 2005. The request was for the installation of decorative shutters on the exterior of the home located at 310 S. Fannin St. located within the Historic District. The home is designated as a high contributing property. The request was granted but it included a stipulation that the shutters either be working shutters or be placed and hinged in a fashion that causes them to appear to be working shutters. We have included the letter from the applicant detailing the appeal of this decision. The following portion of the Unified Development Code refers to the appeal process:

### **H. Actions After Board Decision**

#### **1. Appeal Process**

If the Certificate of Appropriateness is denied, the applicant may appeal to the City Council by filing a written notice with the Historic Preservation Officer within ten (10) business days after the decision of the Board. In considering an appeal, the sole issue before the City Council shall be whether the Board erred in its decision. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the Council constitutes the final administrative remedy.

MRT  
310 S. Fannin St.  
Rockwall, Texas 75087

February 28, 2005

Honorable Ken Jones, Mayor  
Honorable Tim McCallum, Mayor ProTem  
Honorable Stephen Straughan, Bob Cotti,  
John King, Terry Raulston and Bill Cecil, Council Members  
Rockwall City Council  
City of Rockwall  
Rockwall City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: 310 S. Fannin St.; Appeal of Decision Regarding Certificate of  
Appropriateness

Honorable Mayor, Mayor Pro Tem and Council Members:

Please accept this letter as notice of our intent to appeal the decision made by the Rockwall Historic Preservation Advisory Board regarding our application for Certificate of Appropriateness, Item H2005-001 from the meeting held on February 17, 2005. Our request was for the installation of decorative shutters on the exterior of our home located at 310 S. Fannin St., Rockwall, Texas, which is designated as a "High Contributing Property". Enclosed for your review are the scale drawings of our proposal, photographs of our windows in their current state, and a photograph of one of the homes on our street which has decorative shutters in the proportion we seek to install, exhibits which were submitted with our application. Our request was granted, but it included a stipulation that the shutters either be working shutters or be placed and hinged in a fashion that causes them to appear to be working shutters.

According to the publication "Historic District Guidelines", City of Rockwall Ordinance No. 02-26, Section 2.20 J. 5., the Board "must approve the application for a Certificate of Appropriateness if it determines that the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria;" Discussion took place regarding whether or not the addition of decorative shutters to our home would have an adverse affect on it's character. We pointed out that decorative shutters have been installed on many of the homes in the Old Town Rockwall Historic District, evidencing the consistency of our request with both current and previous standards. The Board


concluded that decorative shutters would not have an adverse effect on our home or on the other homes in our area.

Referencing the same publication, Exhibit B, III. C. 6., "Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." While we had been considering using shutters which appear to be wooden but are made of synthetic material, Mrs. Pannell-Smith requested that the shutters be made of wood. Our response was that we would gladly cooperate with the Board in that matter and install shutters made of wood: we agree that the decorative shutters installed on the homes built during the same period as ours were likely made of wood. We are not appealing that portion of the determination.

We appeal the portion of the decision which stipulates that the shutters must be installed to look like they are working shutters, the condition added by Ms. Hanrahan. When asked about the presence of decorative shutters throughout the Historic District, she stated that she wanted all newly installed shutters to be working shutters or appear to be working shutters. Members of the Board who were present made reference to the fact that hinged shutters were common among the homes built along the coast to combat the wind. We agree that historically significant homes which have been preserved along the coast were likely built with working shutters. However, having spent several hours looking through photographs of historically significant homes in North Texas and Rockwall, we conclude working shutters were not the building standard in Rockwall, Texas, for the period in which our home was built. The condition imposed seems to be a style preference rather than seeking to preserve and enhance "the history and culture of the District". Further, we believe this style is not historically correct for Rockwall, Texas, for any period.

We conclude the Board has erred in imposing this condition on the application for Certificate of Appropriateness. We ask that our application be granted with only the stipulation that the shutters be made of wood. Thank you for your consideration in this matter.

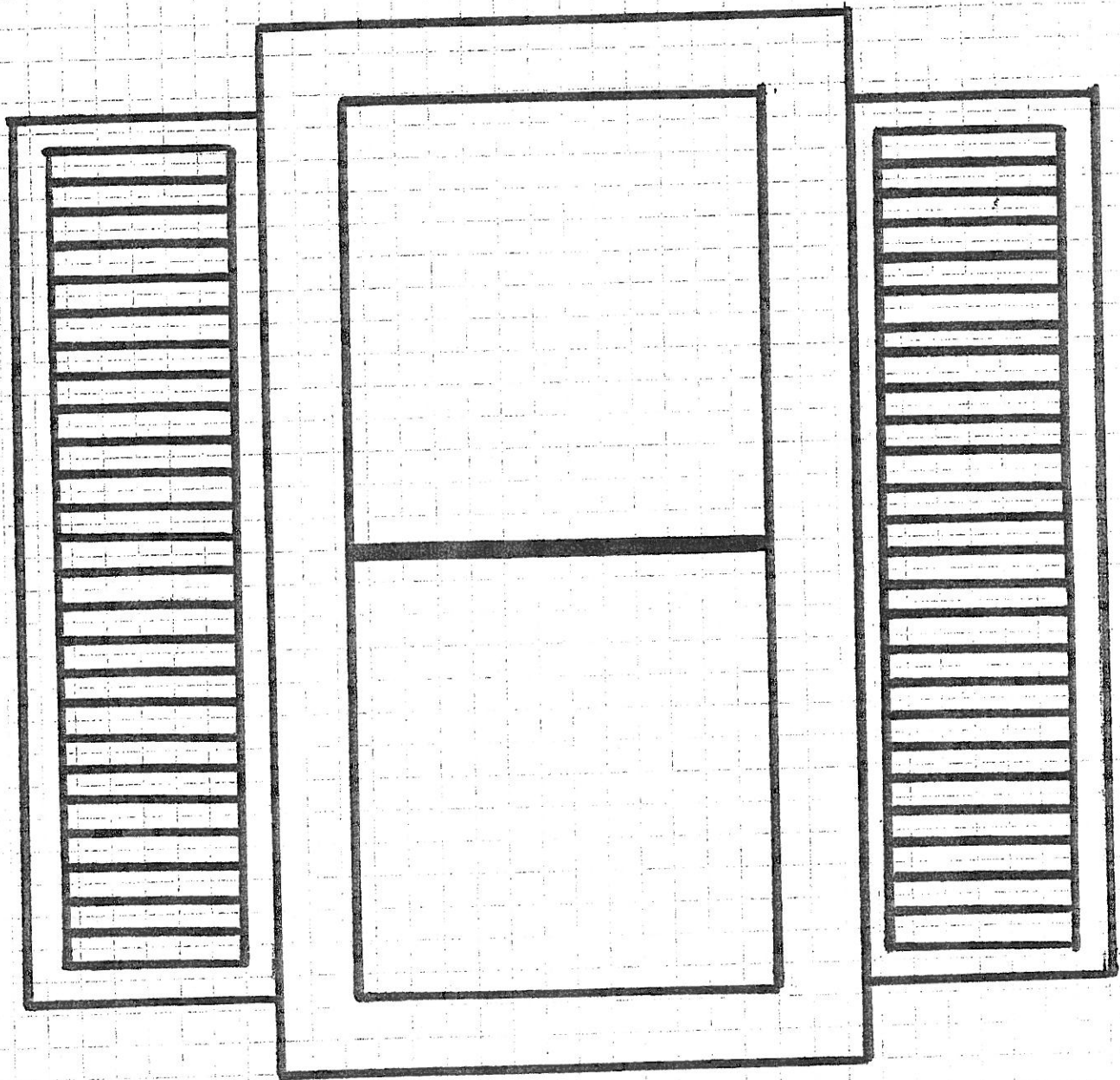
Sincerely,

MRT by:   
Deanna Morrison

Enclosures

cc: Mr. Robert LaCroix  
Mr. Chris Spencer

Rough drawing for proposed shutters at  
310 Fannin St.



5 squares = 1 foot





2/17/05  
HPAB  
Report

**CITY OF ROCKWALL**  
**Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 2/17/2005  
**APPLICANT:** Deanna Morrison  
**AGENDA ITEM:** H2005-001; 310 S. Fannin St

---

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".

**BACKGROUND INFORMATION:**

The applicant, Debbie Morrison, has made a request for a Certificate of Appropriateness (Cof A) for the addition of exterior window shutters for the structure located at 310 S. Fannin. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant has started a remodeling project of this historic house which has included the interior as well as exterior repair and replacement of the roof.

As required by the historic overlay ordinance, twelve (12) notices were sent to adjacent property owners, and at the time of the report, two (2) notices had been returned in favor.

To aide the HPAB in their review of the Certificate of Appropriateness, the applicant has provided drawing of the proposed shutters, pictures of the proposed shutters and pictures of the existing exterior of 310 S. Fannin.

**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. The shutters must be proportional in size to the windows as depicted in the drawing submitted by the applicant.
2. Any removal of the shutters once approved will require a CofA.



**- EXHIBIT (2) -**

**OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

<b>Address of Property:</b> 310 S. Fannin St.			
Street Address Rockwall	State Texas	Zip Code 75087	County Rockwall
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
Name of Property, If Applicable: <u>n/a</u>			
Has the building been moved? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>Old Rockwall Historic District</u>			
<input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>MRT</u>		Street Address: <u>310 S Fannin St.</u>	
City Rockwall	State TX	Zip Code 75087	County Rockwall
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
Telephone Number (preferably daytime) <u>(972) 772-8410</u>			
Authorized Contact: <u>Deanna Morrison</u>		Street Address: <u>5B Willow Springs Dr.</u>	
<i>(if different from Owner)</i>			
City Heath	State TX	Zip Code 75032	County Rockwall
<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>County</b>
Telephone Number (preferably daytime) <u>(972) 772-8410</u>			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):  <u>Decorative shutters to be added to exterior windows facing Fannin St.</u>			
Owner's Signature <u>Deanna Morrison</u>		City of Rockwall Use Only:	Project Number <u>H2005001</u>

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee

COURT-  
HOUSE

*CB*

THE  
CENTRE

*NS*

*GR*

HOUS

Site

205

CITY  
HALL

FANNIN ST

DELWISON

STAR ST

STORRS

SAN AUGUSTINE

SAN ANTONIO

TYLER ST

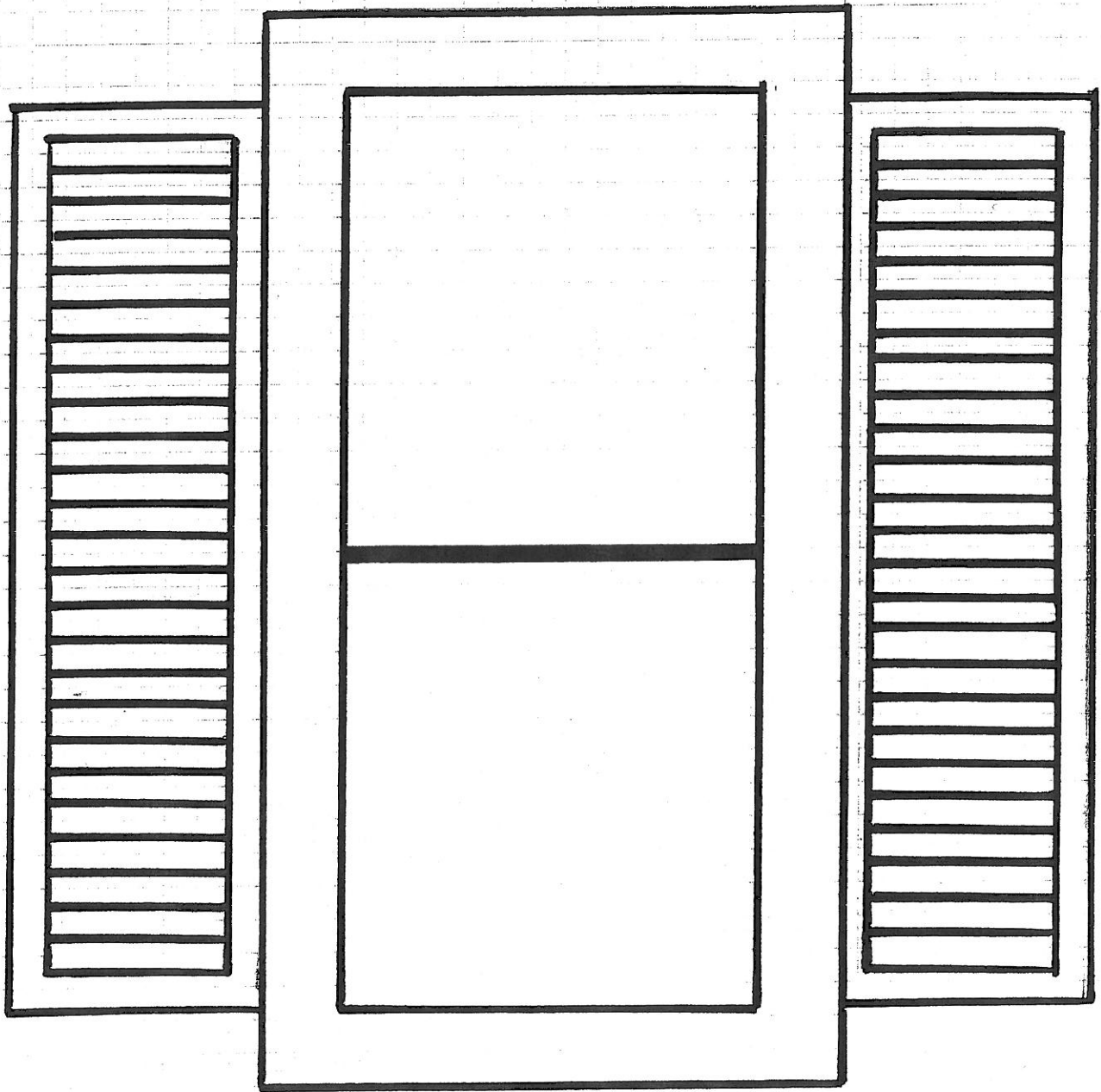
TYLER

H2005-001  
310 S. Fannin  
C of A



1" = 200'

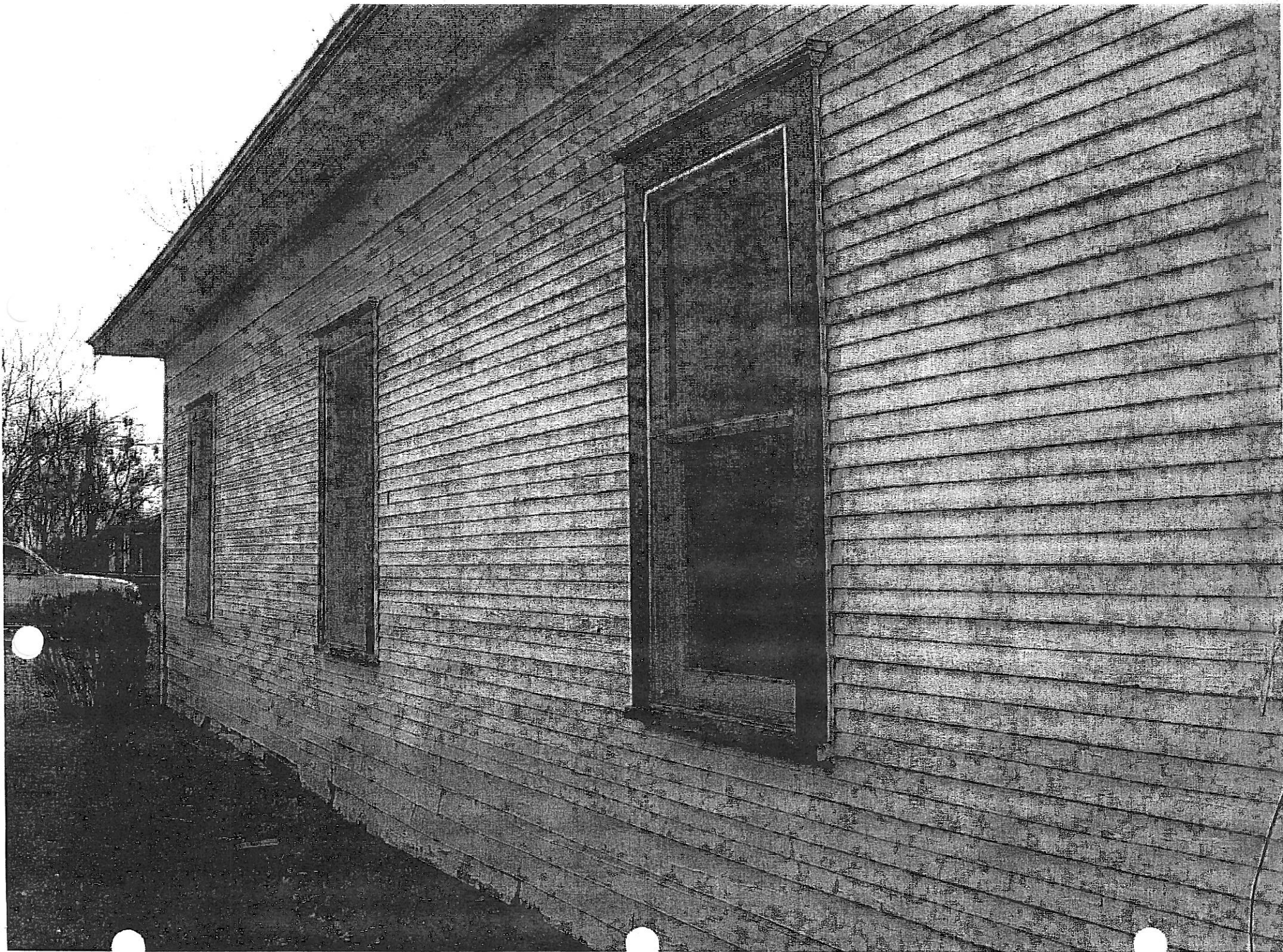
Rough drawing, for proposed sk lters at  
310 Fannin St.



5 squares = 1 foot



607





# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

**Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

*I think that it is a crying lowdown  
stinking shame that anyone should have  
ask permission to improve their property,  
especially something as trivial as adding  
shutters -*

Your Name: \_\_\_\_\_

PEOPLES REALTORS

P.O. Box 35

Rockwall, Texas 75087

972-771-8481

*Billy Peoples*

Rockwall Property Address: \_\_\_\_\_

**- Please see Location Map of Subject Property on the back of this notice -**



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

-----  
**Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

I don't see a problem with this  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your Name: Michael Coffey

Rockwall Property Address: 311 S. Fannin

**- Please see Location Map of Subject Property on the back of this notice -**

Please place a check mark in the appropriate line below:

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

12

I am opposed to the request for the reasons listed below

*Addition of shutters is an enhancement  
and request is reasonable.*

Your Name: CAROL ADAIR

Rockwall Property Address: 313 SOUTH FANWICK

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745





# CITY OF ROCKWALL

at Rockwall CityPlace

3/10/2005

Deanna Morrison  
310 S. Fannin St  
Heath, TX 75032

**RE: H2005-001**  
**310 S. Fannin St**  
**Project Type: HISTORIC (C of A)**

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the City Council on 3/07/2005. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommends approval of the request with the following conditions:*

- 1. The shutters must be proportional in size to the windows as depicted in the drawing submitted by the applicant.*
- 2. Any removal of the shutters once approved will require a C of A.*

*On February 17, 2005, the Historic Preservation Advisory Board approved the C of A for exterior window shutters with the following conditions:*

- 1. Exterior shutters are to be made of wood.*
- 2. Exterior window shutters are to be proportion to the window and be installed to resemble working shutters.*

*On March 7, 2005, the City Council approved the C of A for decorative window shutters subject to staff conditions by a vote of 4-2.*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer  
Planning and Zoning  
City of Rockwall

MRT  
310 S. Fannin St.  
Rockwall, Texas 75087

February 28, 2005

Honorable Ken Jones, Mayor  
Honorable Tim McCallum, Mayor Pro Tem  
Honorable Stephen Straughan, Bob Cotti,  
John King, Terry Raulston and Bill Cecil, Council Members  
Rockwall City Council  
City of Rockwall  
Rockwall City Hall  
385 S. Goliad Street  
Rockwall, Texas 75087

RE: 310 S. Fannin St.; Appeal of Decision Regarding Certificate of  
Appropriateness

Honorable Mayor, Mayor Pro Tem and Council Members:

Please accept this letter as notice of our intent to appeal the decision made by the Rockwall Historic Preservation Advisory Board regarding our application for Certificate of Appropriateness, Item H2005-001 from the meeting held on February 17, 2005. Our request was for the installation of decorative shutters on the exterior of our home located at 310 S. Fannin St., Rockwall, Texas, which is designated as a "High Contributing Property". Enclosed for your review are the scale drawings of our proposal, photographs of our windows in their current state, and a photograph of one of the homes on our street which has decorative shutters in the proportion we seek to install, exhibits which were submitted with our application. Our request was granted, but it included a stipulation that the shutters either be working shutters or be placed and hinged in a fashion that causes them to appear to be working shutters.

According to the publication "Historic District Guidelines", City of Rockwall Ordinance No. 02-26, Section 2.20 J. 5., the Board "must approve the application for a Certificate of Appropriateness if it determines that the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria;" Discussion took place regarding whether or not the addition of decorative shutters to our home would have an adverse affect on it's character. We pointed out that decorative shutters have been installed on many of the homes in the Old Town Rockwall Historic District, evidencing the consistency of our request with both current and previous standards. The Board

concluded that decorative shutters would not have an adverse effect on our home or on the other homes in our area.

Referencing the same publication, Exhibit B, III. C. 6., “Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” While we had been considering using shutters which appear to be wooden but are made of synthetic material, Mrs. Pannell-Smith requested that the shutters be made of wood. Our response was that we would gladly cooperate with the Board in that matter and install shutters made of wood: we agree that the decorative shutters installed on the homes built during the same period as ours were likely made of wood. We are not appealing that portion of the determination.

We appeal the portion of the decision which stipulates that the shutters must be installed to look like they are working shutters, the condition added by Ms. Hanrahan. When asked about the presence of decorative shutters throughout the Historic District, she stated that she wanted all newly installed shutters to be working shutters or appear to be working shutters. Members of the Board who were present made reference to the fact that hinged shutters were common among the homes built along the coast to combat the wind. We agree that historically significant homes which have been preserved along the coast were likely built with working shutters. However, having spent several hours looking through photographs of historically significant homes in North Texas and Rockwall, we conclude working shutters were not the building standard in Rockwall, Texas, for the period in which our home was built. The condition imposed seems to be a style preference rather than seeking to preserve and enhance “the history and culture of the District”. Further, we believe this style is not historically correct for Rockwall, Texas, for any period.

We conclude the Board has erred in imposing this condition on the application for Certificate of Appropriateness. We ask that our application be granted with only the stipulation that the shutters be made of wood. Thank you for your consideration in this matter.

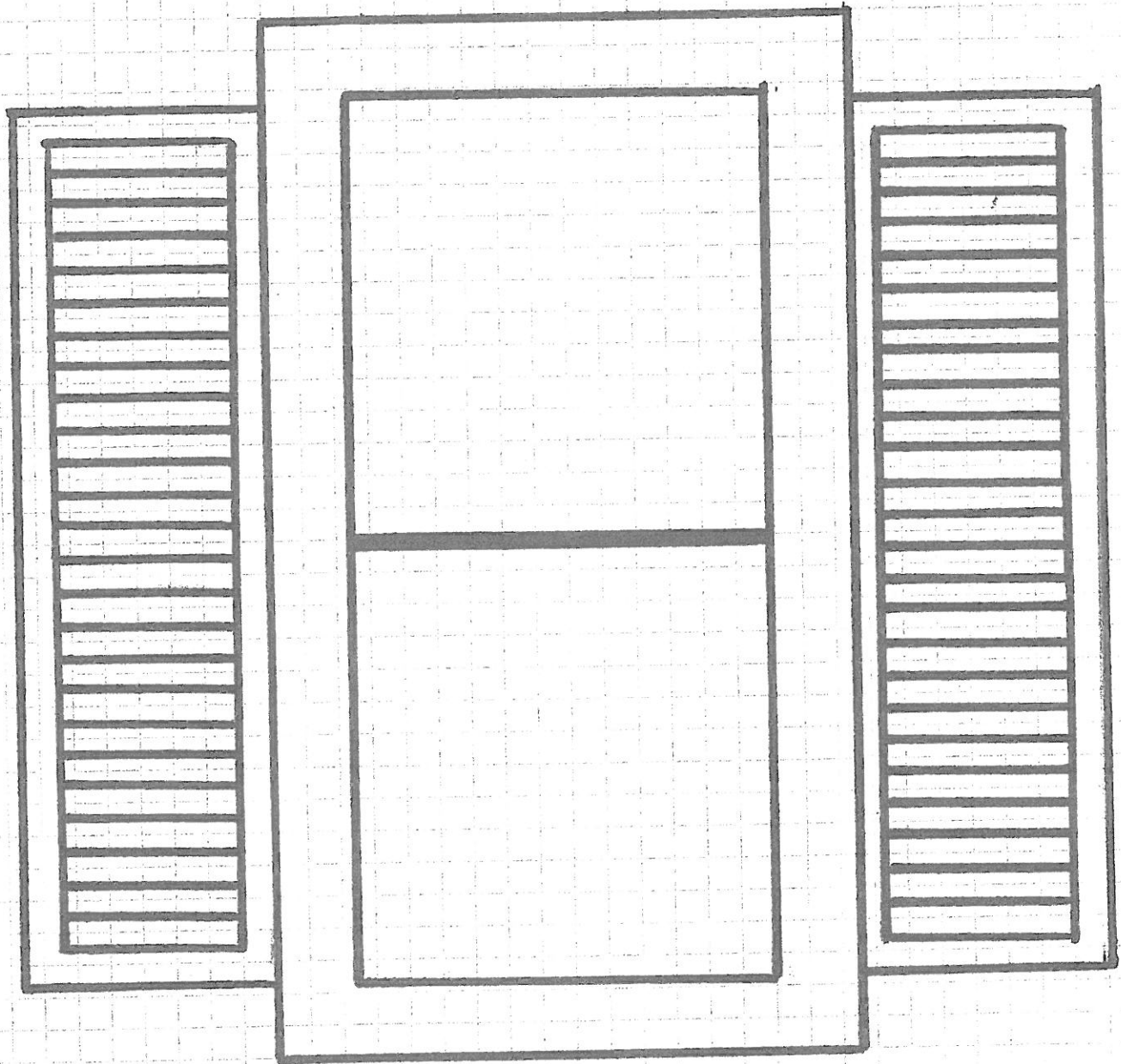
Sincerely,

MRT by:   
Deanna Morrison

Enclosures

cc: Mr. Robert LaCroix  
Mr. Chris Spencer

Rough drawing for proposed shutters at  
310 Fannin St.



5 squares = 1 foot





**MINUTES  
ROCKWALL CITY COUNCIL**

**February 21, 2005  
6:00 p.m. Regular Meeting  
City Hall, 385 S. Goliad, Rockwall, Texas 75087**

**1. CALL TO ORDER**

Mayor Jones called the meeting to order at 6:00 p.m. Present were Mayor Ken Jones and Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Bill Cecil and Terry Raulston. Councilmember John King was absent. Also present were City Manager Julie Couch and City Attorney Pete Eckert.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER BILL CECIL**

**3. CONSENT AGENDA**

- a. Consider approval of the minutes of the February 7, 2005 City Council Meeting and take any action necessary.
- b. Consider approval of an **Ordinance** setting the speed limit on SH-66 between east city limits to west city limits and take any action necessary. **(2<sup>nd</sup> Reading)**
- c. Consider approval of an **Ordinance** setting the maximum speed limit in Old Town Rockwall and take any action necessary. **(1<sup>st</sup> Reading)**
- d. **P2005-003** -- Discuss and consider a request by Joshua Jones for approval of a preliminary plat of Lots 1, 2 and 3, Block 1, Renfro Creekside Estates (currently described as Tract 6, Abstract 29, R. Ballard Survey), being a 1.43-acre tract zoned (SF-7) Single Family district, located along the northwest side of Renfro Street north of Boydston and take any action necessary.
- e. **P2005-005** -- Discuss and consider a request by Ron Ramirez of Wier and Associates for approval of a replat of Lot 4, Block C, Rockwall Technology Park, being a 4.895-acre tract zoned (LI) Light Industrial district and located along the north side of Observation Trail at Innovation Drive and take any action necessary.
- f. **P2005-006** -- Discuss and consider a request by Sam Ellis of Dallas Design Build for approval of a replat of Love's Addition, being a 9.453-acre tract zoned (LI) Light Industrial district and situated at the southwest corner of IH-30 and FM 549 and take any action necessary.

**The motion passed by a vote of 6 ayes and 1 absent [King].**

**Councilmember Cotti then made a motion to table Consent Agenda Item 3c until the next regular city council meeting scheduled for March 7, 2005. Councilmember Raulston seconded the motion and the motion passed by a vote of 6 ayes and 1 absent [King].**

**Councilmember Cotti made a motion to approve Consent Agenda Item 3d. Councilmember Raulston seconded the motion and the motion passed by a vote of 5 ayes, 1 abstain [Jones], and 1 absent [King].**

**Robert LaCroix, Director of Planning, discussed the background of Consent Agenda Item 3g(2) and advised the Council that the extra parking is for a second building which will more than likely be a medical building. Councilmember McCallum made a motion to approve the request and Councilmember Straughan seconded the motion. The motion passed by a vote of 6 ayes and 1 absent [King].**

#### **4. APPOINTMENTS**

- a. Appointment with Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any necessary action.

**Connie Jackson spoke on behalf of the Planning and Zoning Commission regarding the planning and zoning items on tonight's agenda.**

- b. Appointment with Judge Kortemier regarding Municipal Court's annual report and take any action necessary.

**Judge Kortemier appeared before the Council and discussed his annual report.**

- c. Appointment with Police Chief Mark Moeller regarding the 2004 Racial Profiling Report and take any action necessary.

**Police Chief Mark Moeller advised the Council that the Racial Profiling Report is submitted to them pursuant to state law. Councilmember Cotti made a motion to accept the report and Councilmember Raulston seconded the motion. The motion passed by a vote of 6 ayes and 1 absent [King].**

- d. Presentation of the Administration Department Business Plan.

**Julie Couch discussed the background of the departmental business plans. Administration Department employees Rick Crowley, Kristy Ashberry and Joey Boyd presented the plan. Councilmember Cotti made a motion to approve the**



**Bill Lofland, Chairman of the Charter Review Committee**

**Mr. Lofland stated he was in favor of the deletion of term limits for councilmembers.**

**Matt Scott, Member of the Charter Review Committee**

**Mr. Scott stated he was in favor of the deletion of term limits for councilmembers.**

**Chuck Bealmear, Member of the Charter Review Committee**

**Mr. Bealmear stated he was not in favor of the deletion of term limits for councilmembers.**

**Ross Ramsay, Member of the Charter Review Committee**

**Mr. Ramsay stated he was not in favor of the deletion of term limits for councilmembers, but is in favor of the deletion of term limits for planning and zoning members.**

**Dale Morgan**

**3119 Lakeside Drive**

**Mr. Morgan stated he is opposed to the deletion of term limits for councilmembers.**

**Ken Dickson**

**205 Meadowdale**

**Mr. Dickson stated he is opposed to the deletion of term limits for councilmembers.**

**George Hatfield**

**#1 Shadydale**

**Mr. Hatfield stated he was opposed to the deletion of term limits for councilmembers.**

**Thomas Bouis**

**7122 Hunter Lane**

**Mr. Bouis stated that this is a negative issue and should not be on the ballot.**

**Christina Cross**

**743 Turtle Cove**

**Ms. Cross stated she had nothing but positive comments for the whole council – they have done a great job. We need a balance with regard to term limits.**

**Sam Buffington**

**509 Bourne**

With regard to Proposition Two (term limits), Councilmember McCallum requested that Staff be directed to draft a proposition providing for a separation of the mayoral terms and the councilmember terms of office, with no loopholes for sitting members. City Attorney Pete Eckert advised the Council to continue with the remaining public hearing items and he would bring back the proposed language to discuss later during the meeting.

- b. **P2005-004** -- Hold a public hearing and consider approval of a request by Mark Odom for a residential replat of Lot 6, Block B, The Oaks of Buffalo Way, being a 1.50-acre tract zoned (SF-E/1.5) Single Family Estate district and located at 1925 Broken Lance Lane. The purpose of the replat is to remove the existing 10-ft common area & access easement along the east property line and take any action necessary.

Robert LaCroix discussed the background of this request. Mayor Jones opened the public hearing. LaCroix advised the Council that the applicant had been present earlier in the evening, but had evidently left due to the lateness of the hour. Councilmember McCallum made a motion to continue the public hearing to March 7, 2005, and Councilmember Cotti seconded the motion. The motion passed by a vote of 6 ayes and 1 absent [King].

- c. **Z2004-046** -- Hold a public hearing and consider approval of an **Ordinance** for a City-initiated request for a change in zoning from (C) Commercial District to (PD) Planned Development district on a 1.0-acre tract being Tract 19, Abstract 145, J.D. McFarland Survey, located along the northeast side of Mims Road southeast of Ralph Hall Parkway and take any action necessary. (1<sup>st</sup> Reading)

Robert LaCroix discussed the background of this request. Mayor Jones opened the public hearing but no one came forward to address the Council, so the public hearing was closed. Councilmember Cecil made a motion to approve the request with Staff recommendations. Councilmember Raulston recommended that several items be moved to the special use section and Councilmember Cecil amended his motion to so provide for such recommendation. The ordinance was read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO CHANGE THE ZONING FROM (C) COMMERCIAL DISTRICT TO (PD) PLANNED DEVELOPMENT DISTRICT ON A 1.0-ACRE TRACT KNOWN AS TRCT 19, ABSTRACT 146, S.S. MCCOURRY SURVEY AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**Sam Ellis, Applicant**

**Mr. Ellis requested that the Council approve his request.**

**There being no one further to address the Council, Mayor Jones closed the public hearing. Councilmember Cotti made a motion to approve the request and Councilmember Straughan seconded the motion. The ordinance was read as follows:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 99-51, AS PREVIOUSLY AMENDED, SO AS TO AMEND AND EXPAND THE CONDITIONAL USE PERMIT LOCATED AT 1990 I-30 EAST FOR A TRUCK STOP; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**The motion passed by a vote of 5 ayes, 1 nay [McCallum], and 1 absent [King].**

- f. Z2005-004 – Hold a public hearing and consider approval of an *Ordinance* for a request from Oona Gaston for an amendment to the existing Conditional Use Permit (Ord. No. 94-37) on a 5-acre tract located at 1530 IH-30 East to allow for the outdoor storage of RVs and a waiver of paving requirements and take any action necessary. (1<sup>st</sup> Reading)**

**Robert LaCroix discussed the background of this request. Mayor Jones opened the public hearing and the following persons came forward to address the Council:**

**John Lindsey, Applicant's representative  
Discussed the various changes they wanted to make**

**There being no one further to address the Council, Mayor Jones closed the public hearing. Mr. LaCroix stated that, should the applicant come into compliance with the existing CUP there would be no need to return to the Council. After discussion, Councilmember Raulston made a motion to deny the request. Councilmember Cecil seconded the motion. The motion passed by a vote of 4 ayes, 2 nays [Jones and Cotti], and 1 absent [King].**

- g. AM2005-001-- Hold a public hearing and consider approval of an *Ordinance* for a city initiated amendment to the City of Rockwall Code of Ordinances – Subdivision Regulations – Chapter 24 – Amending Sections 24-6 Application Requirements, Filing Date and Time Periods, and Section 24-12 Adequate water for personal use and fire protection required and take any action necessary. (1<sup>st</sup> Reading)**

motion to approve the adoption of the agreement. Councilmember Cecil requested that City Attorney Eckert rule whether or not he and Mayor Jones would need to recuse themselves since they are on the EMS Corporation board. Eckert advised that they did need to recuse themselves. Mayor Pro Tem McCallum took over control of the meeting. Councilmember Straughan seconded Cotti's motion and the motion passed by a vote of 4 ayes, 2 recusals [Jones and Cecil], and 1 absent [King].

- b. Discuss and consider approval of a sign variance request from TJ Maxx and take any action necessary.

Robert LaCroix discussed the background of this request. Pauline Wright came forward and answered the Council's questions regarding the size of the size. Councilmember Raulston made a motion to approve the request and Councilmember Cecil seconded the motion. The motion passed by a vote of 6 ayes and 1 absent [King].

Councilmember Straughan made a motion to table the following items until the March 7, 2005 regular meeting:

- c. Discuss and consider a Rockwall City-Wide Pride Program and take any action necessary.
- d. Discuss opportunities to enhance redevelopment of the downtown including possible revisions to our current building codes/fire codes, reviewing the City's downtown water system needs and possible incentive programs to encourage redevelopment and take any necessary action.

Councilmember Cecil seconded the motion and the motion passed by a vote of 6 ayes and 1 absent [King].

**7. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.072, 551.074 AND 551.086 OF TEXAS GOVERNMENT CODE TO DISCUSS:**

- a. Deliberation regarding the purchase, exchange, lease, or value of real property.
- b. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.
- c. Consultation with attorney pursuant to §551.071(1) to discuss pending or contemplated litigation relating to annexation.

# Advertising Receipt

Rockwall County News  
316 S Goliad, Ste 107  
PO BOX 819  
Rockwall, TX 75087  
Phone: 972-722-3099  
Fax: 972-722-3096

ROCKWALL, CITY OF-LEGALS ®  
ATTN: DOROTHY BROOKS  
385 SOUTH GOLIAD  
ROCKWALL, TX 75087

**Cust#:** 01100978-000  
**Ad#:** 17524313  
**Phone:** (972)771-7700  
**Date:** 01/28/05

**Ad taker:** 09      **Salesperson:** 6      **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	02/02/05	02/02/05	1	20.00		20.00

**Payment Reference:**

380536 - PUBLIC NOTICE

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, February 17, 2005 at 6:30 p.m. in the Council Chambers at Rockwall City Hall (second floor), 385 S. Goliad, Rockwall, Texas, to consider the following item(s):

H2005-001: Eppstein Addition (310 S. Fannin).

**Total:** 20.00  
**Tax:** 0.00  
**Net:** 20.00  
**Prepaid:** 0.00

**Total Due** 20.00

# PUBLISHER'S AFFIDAVIT

## THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of *Rockwall County News* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

February 2nd A.D. 2005

[Signature]

Michael Gresham  
Editor and Publisher

### SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

a) is personally known to me, or  
 b) provided the following evidence to establish his/her identity. \_\_\_\_\_

on the 10th day of February, A.D. 2005  
to certify which witness my hand and seal of office.

Patricia A. Shaw

Notary Public, State of Texas



Legal Notices      Legal Notices

**Public Notice**

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 2/17/2005 at 6:30 p.m., in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

**H2005-001:**  
**Eppstein Addition (310 S. Fannin)**  
Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".  
All interested property owners are invited to attend.

to consider these amendments on Thursday, February 17, 2005 at 7:00 p.m. The City Council will hold a public hearing to consider these amendments on Monday, February 21, 2005 at 7:00 p.m. Both public hearings will take place in the Fate Community Building located at 104 S. W.E. Crawford, Fate, Texas.

If any questions or additional information is needed regarding this matter, please contact Gerry Boren, City Administrator at 972-771-4601.

Legal Notices      Legal Notices      Legal Notices

**Appendix A  
NOTICE OF REQUIREMENT TO COMPLY WITH THE  
SUBDIVISION SERVICE EXTENSION POLICY OF  
POETRY WATER SUPPLY CORPORATION**

Pursuant to Chapter 13.2502 of the Texas Water Code, Poetry Water Supply Corporation hereby gives notice that any person who subdivides land by dividing any lot, tract, or parcel of land within the service area of Poetry Water Supply Corporation, Certificate of Convenience and Necessity No. 10815 in Kaufman and Hunt Counties into two or more lots or sites for the purpose of sale or development, whether immediate or future, including re-subdivision of land for which a plat has been filed and recorded or requests more than two water service connections on a single contiguous tract of land must comply with Section "F" (the "Subdivision Policy") contained in Poetry Water Supply Corporation's tariff.

Poetry Water Supply Corporation is not required to extend retail water service to a service applicant in a subdivision where the developer of the subdivision has failed to comply with the Subdivision Policy.

Applicable elements of the Subdivision Policy include:

Evaluation by Poetry Water Supply Corporation of the impact a proposed subdivision service extension will make on Poetry Water Supply Corporation's water supply system and payment of costs for this evaluation;

Payment of reasonable costs or fees by the developer for providing water supply service capacity;

Payment of fees for reserving water supply service capacity;

Forfeiture of reserved water supply service for failure to pay applicable fees;

Payment of costs of any improvement to Poetry Water Supply Corporation's system that are necessary to provide the water service;

Construction according to design approved by Poetry Water Supply Corporation and dedication by the developer of water facilities within the subdivision following inspection.

Poetry Water Supply Corporation's tariff and a map showing Poetry Water Supply Corporation's service area may be reviewed at Poetry Water Supply Corporation's office at 16970 FM 968, Terrell, Texas 75160; the tariff and service map also are filed of record at the Texas Commission on Environmental Quality and may be reviewed by contacting the TCEQ c/o Utility Rates and Services Section, Water Supply Division, P.O. Box 13087, Austin, Texas 78711.

**American Home Care  
HOME CARE OFFICE  
Assistant Needed**

- F/T w/benefits. Pleasant phone voice, professional, able to multi-task, experience preferred
- RN's, LVN's PT's also needed. PRN

**Call 972-771-4500**  
Ask for Holly or  
email resume to  
[hollyb@sho-terrell.com](mailto:hollyb@sho-terrell.com)

Legal Notices      Legal Notices

**Public Notice**

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 2/17/2005 at 6:30 p.m., in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

**H2005-001:  
Eppstein Addition (310 S. Fannin)**  
Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".  
All interested property owners are invited to attend.

Legal Notices      Legal Notices

**NOTICE OF PUBLIC HEARING  
BEFORE THE PARK BOARD  
AND CITY COUNCIL OF  
THE CITY OF HEATH, TEXAS**

NOTICE is hereby given that the Park Board and City Council of the City of Heath, Texas, will hold a joint public hearing at 7:30 p.m. on Thursday, the 3<sup>rd</sup> day of February 2005, at the City Hall, 20 Laurence Drive, Heath, Texas.

At such time and place, the Park Board and the City Council will hear comment on a proposed site plan for improvement to Terry Park, located off of Terry Lane the takeline area of Lake Ray Hubbard. Additionally, the City Council will consider a resolution authorizing the application for a state grant for assistance in the construction of such improvements.

All interested citizens of the City are invited to attend this public hearing and participate in the same.

Kim Dobbs  
Assistant City Manager

us Cafeteria;  
the Laredo/Rio  
accommodation  
(-877-872-6789)  
Because the  
ers should also



**MINUTES  
ROCKWALL CITY COUNCIL  
March 7, 2005  
6:00 p.m. Regular Meeting  
City Hall, 385 S. Goliad, Rockwall, Texas 75087**

45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91

**1. CALL TO ORDER**

Mayor Jones called the meeting to order at 6:00 p.m. Present were Mayor Ken Jones and Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Bill Cecil and Terry Raulston. Councilmember John King was absent. Also present were City Manager Julie Couch and City Attorney Pete Eckert.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR KEN JONES**

**3. OPEN FORUM**

Mayor Jones advised the audience that the floor was open to anyone who wished to address the Council on any subject not on tonight’s agenda. No one came forward and the open forum was closed.

**4. CONSENT AGENDA**

- a. Consider approval of the minutes of the February 21, 2005 City Council Meeting and take any action necessary.
- b. Consider approval of a **Resolution** regarding City of Dallas/Lake Ray Hubbard raw water permits and take any action necessary.
- c. Consider approval of an **Ordinance** for a City-initiated request for a change in zoning from (C) Commercial District to (PD) Planned Development district on a 1.0-acre tract being Tract 19, Abstract 145, J.D. McFarland Survey, located along the northeast side of Mims Road southeast of Ralph Hall Parkway and take any action necessary. **(2<sup>nd</sup> Reading)**
- d. Consider approval of an **Ordinance** for a request by Drana Curanovic for a change in zoning from (SF-10) Single Family Residential district to (NS) Neighborhood Services district on a 2.76-acre tract known as Tract 5, Abstract 124, J.H.B. Jones Survey, located west of SH 205 at the north end of N. Alamo Road and take any action necessary. **(2<sup>nd</sup> Reading)**
- e. Consider approval of an **Ordinance** for a request from Sam Ellis for approval of an amendment to the existing Conditional Use Permit for Love’s Truck Stop located at 1990 IH-30 East, specifically to expand the parking lot at the southwest corner of the property and take any action necessary. **(2<sup>nd</sup> Reading)**
- f. Consider approval of an **Ordinance** for a city initiated amendment to the City of Rockwall Code of Ordinances – Subdivision Regulations – Chapter 24 – Amending Sections 24-6 Application Requirements, Filing



140 regulating the use of irrigation systems drawing water from Lake Ray Hubbard.  
141 Councilmember Straughan then made a motion to approve the Resolution and Mayor Pro  
142 Tem McCallum seconded the motion. The motion passed by a vote of 5 ayes, 1 abstain  
143 [Jones], and 1 absent [King].  
144

145 Mayor Jones resumed control of the meeting.  
146

147 Councilmember Straughan requested that City Attorney Pete Eckert discuss Consent  
148 Agenda Item 4i regarding the process to follow with regard to ordering an election to be  
149 held for the purpose of submitting to the qualified voters of the city certain proposed  
150 amendments to the existing City Charter. Eckert described the process. Councilmember  
151 Straughan then made a motion to open the matter for discussion of whether or not to add  
152 the term limit language to the ballot and Councilmember McCallum seconded the motion.  
153 The motion failed by a vote of 2 ayes [Straughan and McCallum], 4 nays [Raulston, Cecil,  
154 Cotti and Jones] and 1 absent [King].  
155

156 Councilmember Cotti then made a motion to approve Consent Agenda Item 4i and Mayor  
157 Jones seconded the motion. The ordinance was read as follows:  
158

159 ORDINANCE NO. 05-12  
160

161 AN ORDINANCE OF THE CITY COUNCL OF THE CITY OF ROCKWALL, TEXAS,  
162 ORDERING AN ELECTION TO BE HELD IN SAID CITY ON THE 7<sup>TH</sup> DAY OF MAY, 2005,  
163 FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF  
164 ROCKWALL, TEXAS, FOR THE ADOPTION OR REJECTION THEREOF, CERTAIN  
165 PROPOSED AMEDMENTS TO THE EXISTING CITY CHARTER; DESIGNATING THE  
166 PLACE AT WHICH SAID ELECTION IS TO BE HELD; APPOINTING THE OFFICERS OF  
167 SAID ELECTION; MAKING PROVISIONS FOR THE CONDUCT OF THAT ELECTION  
168 AND OTHER PROVISIONS INCIDENT AND RELATED TO THE PURPOSE OF THIS  
169 ORDINANCE; PROVIDING AN EFFECTIVE DATE.  
170

171 The motion passed by a vote of 6 ayes and 1 absent [King].  
172

173 Councilmember Cotti made a motion to approve Consent Agenda Item 4e – second  
174 reading of an *Ordinance* for a request from Sam Ellis for approval of an amendment to  
175 the existing Conditional Use Permit for Love’s Truck Stop – and Councilmember  
176 Straughan seconded the motion. The ordinance was read as follows:  
177

178 ORDINANCE NO. 05-11  
179

180 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
181 AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND  
182 ORDINANCE NO. 99-51, AS PREVIOUSLY AMENDED, SO AS TO AMEND AND  
183 EXPAND THE CONDITIONAL USE PERMIT LOCATED AT 1990 I-30 EAST FOR A  
184 TRUCK STOP; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A  
185 PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS  
186 (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING  
187 FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.  
188

189 The motion passed by a vote of 4 ayes [Cotti, Straughan, Cecil and Raulston], 2 nays  
190 [Jones and McCallum], and 1 absent [King].  
191

192 Councilmember McCallum requested City Manager Julie Couch clarify the cost savings  
193 with regard authorizing additional participants in the Buffalo Creek Sewer System.  
194 Couch advised that it would eventually save the City approximately \$80,000 per year.

244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290

**7. SITE PLANS/PLATS**

- a. **P2005-007** -- Discuss and consider a request by Ronald Allen of Tomden Engineering, LLP, for approval of a final plat for Park Place West Phase 2, being a 29.4-acre tract zoned (PD-59) Planned Development No. 59 district and designated for (SF-7) Single Family Residential uses. The subject tract is situated along the south side of Washington St and east side of Renfro Street and take any action necessary.

**Robert LaCroix discussed the request for a final plat for Park Place West Phase 2 and advised the Council that Staff was not in favor of a smaller street. The applicant had requested a variance for an 18' road, but the Fire Department wants the 24' road for ease of access to the addition. LaCroix stated that the Planning and Zoning Commission was approved a variance for a sidewalk but did not approve the 18' street. Councilmember McCallum made a motion to approve the request with Staff recommendations, including denial of the 24' waiver and Councilmember Cotti seconded the motion. The motion passed by a vote of 6 ayes and 1 absent [King].**

**8. ACTION ITEMS**

**The following item was brought forward due to the number of people in the audience who wished to participate:**

- e. Discuss and consider Takeline boat dock contract issues and take any action necessary.

**Mayor Jones recused himself from taking part in the discussion and any action to be taken by the Council on this matter. Mayor Pro Tem McCallum took control of the meeting.**

**Brag Griggs, Parks Director, discussed the background of the boat docks. Griggs advised the Council that Dallas does not allow the storage of water craft in the Takeline. The following persons came forward to address the Council on this matter:**

- Gary Trotter – In favor of boat docks**
- Dan Traxler – In favor of boat docks**
- Tom Chesny – Against boat docks**
- Jacques Roi – In favor of boat docks**
- George Busik – In favor of boat docks**
- Eric Cosar – In favor of boat docks**
- Brian Berry – In favor of boat docks**
- John Duca – In favor of boat docks**
- Gerry Bigler – In favor of boat docks**

**After lengthy discuss, Mayor Pro Tem McCallum made a motion to direct Staff to write an ordinance with the following conditions:**

338  
339 Councilmember Cecil stated he brought this matter before the Council to request Staff to  
340 review the fire codes with regard to the requirement that buildings 5,000 square feet and  
341 over to have fire sprinklers. Cecil stated that we need to have incentives for businesses  
342 to relocate to downtown. Julie Couch, City Manager, stated that incentives have not  
343 been determined and that they will need to be from the Downtown Plan.  
344 Councilmembers Straughan, Cotti, McCallum and Mayor Jones all expressed concern  
345 about relaxing any of the fire codes. After further discussion, Councilmember Cecil  
346 made a motion for directing the Staff to move forward to look at incentives and to look at  
347 the water system. Councilmember McCallum seconded the motion, stating that there  
348 should be no increase of the tax burden on the citizens. Couch stated that Staff will  
349 research the incentives and bring the information back to the Council, but that nothing  
350 would be implemented. The motion passed by a vote of 6 ayes and 1 absent [King].  
351

352 d. Discuss and consider approval of the recommendation from the Park  
353 Board regarding the renaming of the park currently known as the "Wal-  
354 Mart Ball Fields" on Yellowjacket Lane and take any action necessary.  
355

356 Brad Griggs, Parks Director, discussed the background of the request. Councilmember  
357 Cotti made a motion to rename the park "Yellowjacket Park" and Mayor Jones seconded  
358 the motion. The motion passed by a vote of 6 ayes and 1 absent [King].  
359

360 f. Discuss actions as a result of CIP Task Force joint session and take any  
361 action necessary.  
362

363 Julie Couch discussed the results of the CIP Task Force joint session and requested that  
364 the Council give Staff direction on the projects recommended by the CIP Task Force.  
365 After discussion, Councilmember McCallum made a motion to allocate the funds for the  
366 design engineering for the fire stations and the animal shelter and to come back for  
367 approval of space plans and parks. Councilmember Cotti seconded the motion and the  
368 motion passed by a vote of 6 ayes and 1 absent [King].  
369

370 9. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS,  
371 FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.  
372

373 a. Departmental Reports

374 b. City Manager's Report

375 (1) Status update on radio system.  
376

377 Robert Hargrove of Elert & Associates updated the Council on the status of the radio  
378 system. Councilmember Raulston stated that he would like an update at every Council  
379 meeting until the radio system is complete.  
380

381 Cheryl Austin, Director of Administrative Services, stated that public hearings on the  
382 cable system would be held on April 4, 2005 and April 18, 2005.  
383



# CITY OF ROCKWALL

at Rockwall CityPlace

**2/18/2005**

Deanna Morrison  
310 S. Fannin St  
Heath, TX 75032

**RE: H2005-001**  
**310 S. Fannin St**  
**Project Type: HISTORIC (C of A)**

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 2/17/2005. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommends approval of the request with the following conditions:*

- 1. The shutters must be proportional in size to the windows as depicted in the drawing submitted by the applicant.*
- 2. Any removal of the shutters once approved will require a CofA.*

*On February 17, 2005, the Historic Preservation Advisory Board approved the C of A for exterior window shutters with the following conditions:*

- 1. Exterior shutters are to be made of wood.*
- 2. Exterior window shutters are to be proportional to the window and be installed to resemble working shutters.*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer  
Planning and Zoning  
City of Rockwall



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

-----  
**Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

*I think that it is a crying low down stinking shame that anyone should have ask permission to improve their property, especially something as trivial as adding shutters -*

Your Name: \_\_\_\_\_

PEOPLES REALTORS  
P.O. Box 35  
Rockwall, Texas 75087  
972-771-8481

*Billy Peoples*

Rockwall Property Address: \_\_\_\_\_

**- Please see Location Map of Subject Property on the back of this notice -**



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 2/17/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-001: 310 S. Fannin St**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Deanna Morrison for the addition of exterior window shutters on a structure located at 310 S. Fannin St. The tract is zoned (MF-14) Multi-Family district and identified as a "High Contributing Property".*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 2/9/2005 to:

Chris Spencer  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

-----  
**Case number: H2005-001**

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

I am in favor of the request for the reasons listed below 12

I am opposed to the request for the reasons listed below

I don't see a problem with this  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your Name: Michael Coffey

Rockwall Property Address: 311 S. Fannin

**- Please see Location Map of Subject Property on the back of this notice -**

Case number: H2005-001

Please place a check mark on the appropriate line below:

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

12

I am opposed to the request for the reasons listed below

*Addition of shutters is an enhancement  
and request is reasonable.*

Your Name: CAROL ADAIR

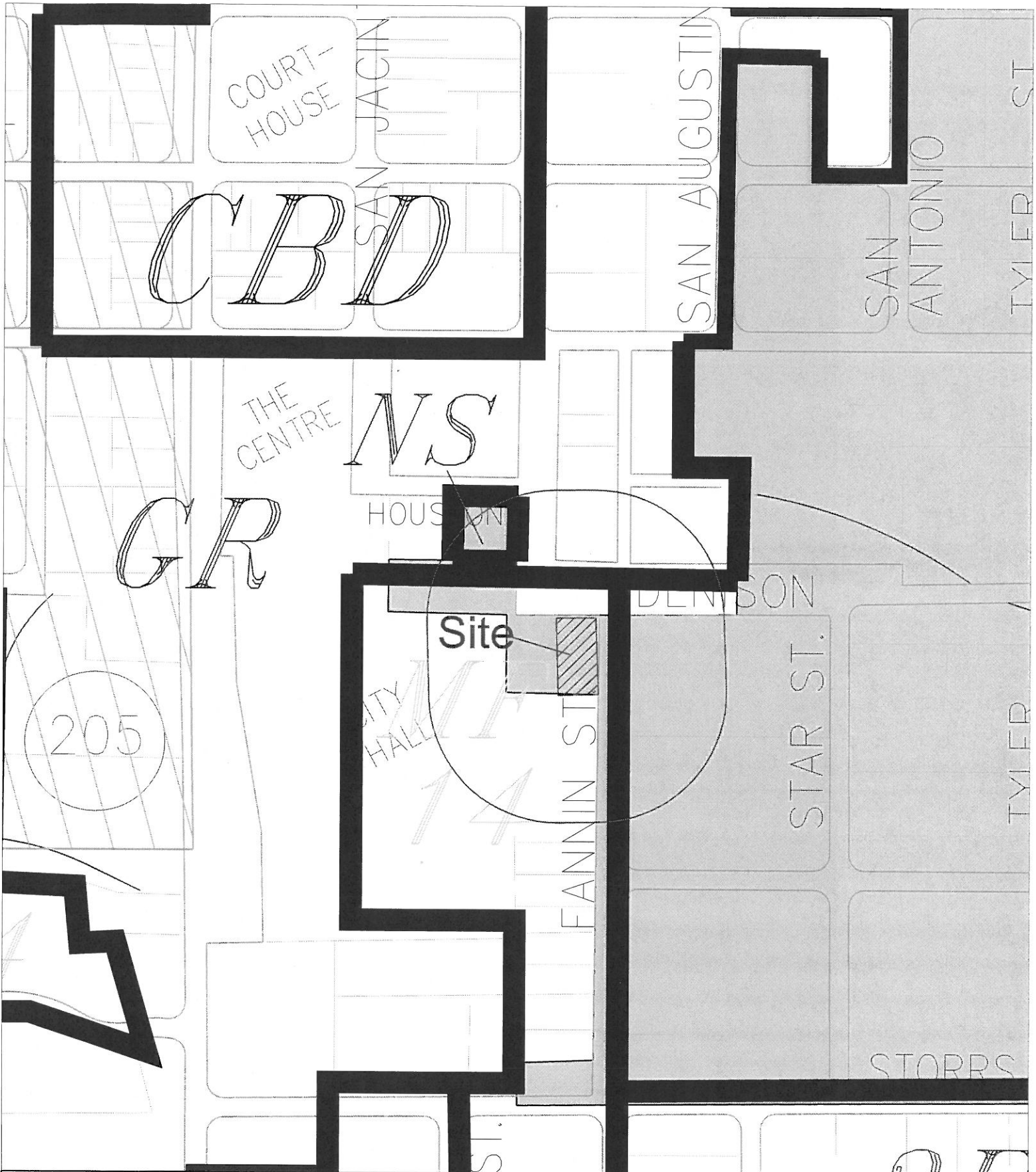
Rockwall Property Address: 313 SOUTH FANWICK

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

◆ Rockwall, Texas 75087 ◆

(972) 771-7745



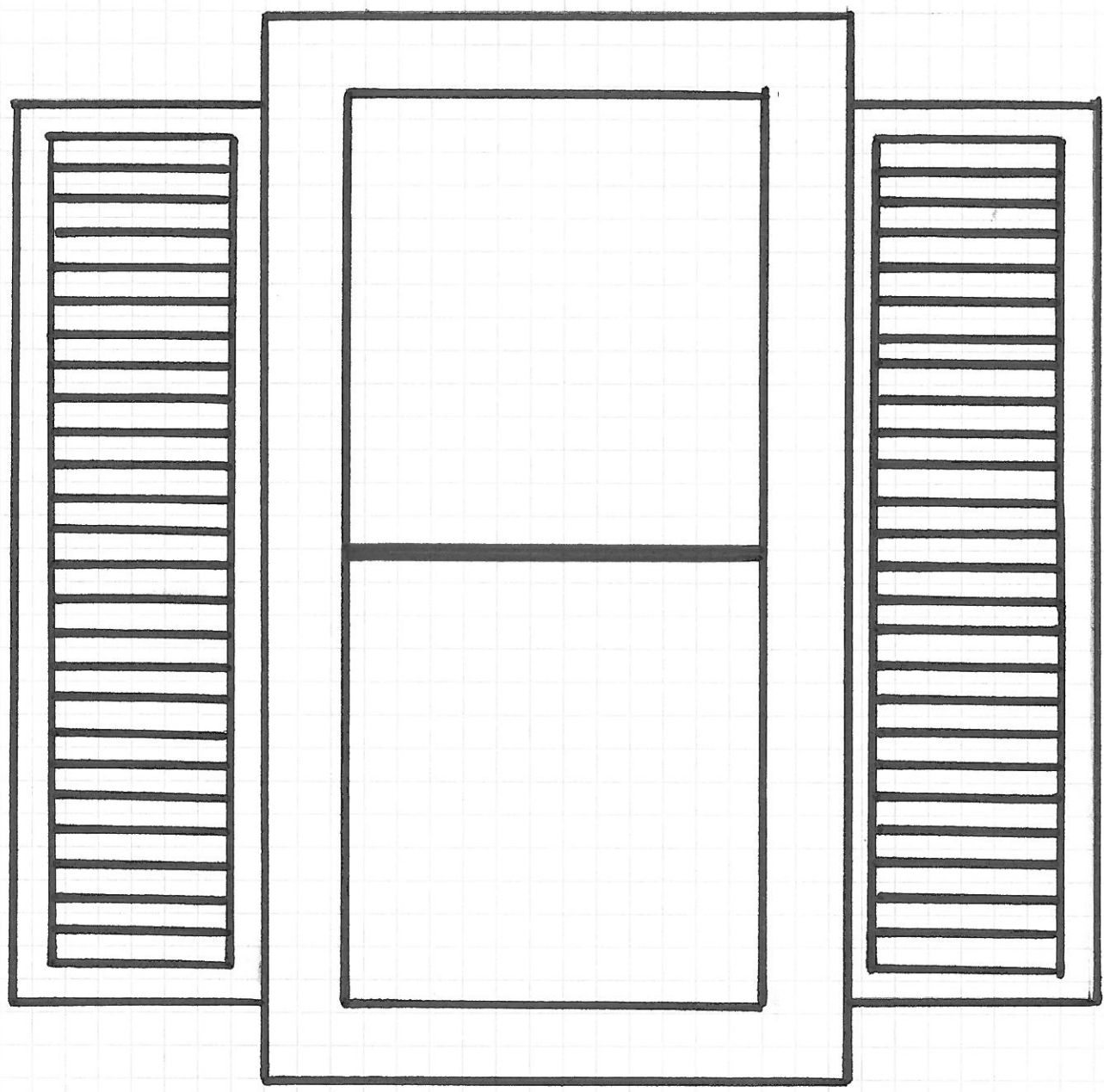
H2005-001  
310 S. Fannin  
C of A



1" = 200'



Rough drawing for proposed shutters at  
310 Fannin St.



5 squares = 1 foot









MRT  
513 Willow Springs Dr.  
Heath, Texas 75032

January 13, 2005

Chris Spencer, City Planner  
City of Rockwall  
City Hall  
385 S. Goliad  
Rockwall, Texas 75087

Dear Mr. Spencer,

We have recently purchased a home at 310 S. Fannin Street in the Historic District of Rockwall, Texas. We are in the process of renovating this home and would like to make certain changes to the exterior of the home. It is our understanding that we must first seek the City of Rockwall's permission before making these changes.

Please accept this letter as our request to make the following exterior changes:

1. Addition of decorative shutters (black) along most street-side windows;
2. Removal of screens from front and back porches; and
3. New landscaping with low-wattage lighting.

Please feel free to contact us at (972) 772-8410 if you need any further information with regard to this matter. Thank you for your assistance.

Sincerely,

MRT

By: 

Deanna Morrison

Chris

- Enclosed please find a <sup>1/17/05</sup>

Rough drawing that shows the  
proportions for the decorative  
shutters we'd like to add

to our home at 310 Fanmin St.

Please let me know if you  
need anything further.

Thanks!

Deanna Morrison  
(912) 772-8410