

Planning and Zoning Case Check List

P & Z Case # H2009-004 P&Z Date _____ CC Date _____

Approved/Denied ARB Date _____ HPAB Date _____ Park Board _____

Zoning Application
<input type="checkbox"/> Specific Use Permit <input type="checkbox"/> Zoning Change <input type="checkbox"/> PD Concept Plan <input type="checkbox"/> PD Development Plan

Site Plan Application
<input type="checkbox"/> Site Plan <input type="checkbox"/> Treescape <input type="checkbox"/> Landscape <input type="checkbox"/> Building Elevations <input type="checkbox"/> Photometric/Lighting Plan <input type="checkbox"/> Material Samples <input type="checkbox"/> Color Rendering

Platting Application
<input type="checkbox"/> Master Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat <input type="checkbox"/> Administrative/Minor Plat <input type="checkbox"/> Vacation Plat <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Treescape Plan

- Copy of Ordinance (Ord: # _____)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report
- Approval/Denial Letter
- Correspondence
- Copy – All Plans Required
- Copy – Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche

Plat Filed Date _____

 ▪ Cabinet# _____

 ▪ Slide# _____

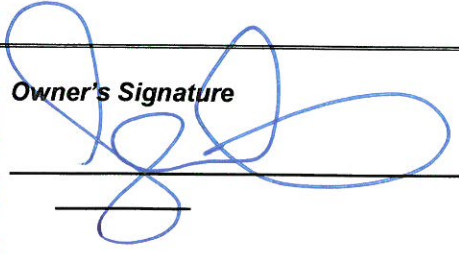
Notes COFA REQUEST

Zoning Map Updated _____

- EXHIBIT (2) -

OLD TOWN 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.

Address of Property: 401 S. Clark _____ (address or legal description)				
Street Address				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: <u>N/A</u> _____ (name of Structure or Addition name)				
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
Name of Historic District: OLD TOWN ROCKWALL HISTORIC DISTRICT ____ 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) N/A				
Property Owner: <u>Mike & Janis Pittman</u> Street Address: <u>401 S. Clark</u>				
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>Rockwall</u> County	<u>972 771-4836</u> Telephone Number
Authorized Contact: <u>See Above</u> Street Address: _____ (if different from Owner)				
_____	_____	_____	_____	_____
City	State	Zip	County	Telephone Number
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): Addition of an accessory building at the rear northeast corner of the property. See attached information.				
Owner's Signature 		City of Rockwall Use Only:		
_____		<u>H2003 - 004</u>		
		Project Number		



City of Rockwall

Building Inspection
 385 S. Goliad St.
 Rockwall, TX 75087
 (972) 771-7709

Inspection Request Line # (972) 771-7760

Permit # **BLD2009-0731**

CONSTRUCTION ADDRESS 401 S. CLARK				TYPE OF PERMIT			
SUBDIVISION			ZONING		LOT	BLOCK	
BUILDING OWNER MIKE PATMAN		MAIL ADDRESS 401 S. CLARK		CITY, STATE, ZIP ROCKWALL, TX		PHONE # 972 771-4836	
CONTACT PERSON		E-MAIL ADDRESS				PHONE # 214-869 5324	
GENERAL CONTRACTOR		MAIL ADDRESS		CITY, STATE, ZIP		PHONE # 214 384-0448	
ELECTRICAL CONTRACTOR		MAIL ADDRESS		CITY, STATE, ZIP		PHONE #	
PLUMBING CONTRACTOR		MAIL ADDRESS		CITY, STATE, ZIP		PHONE #	
MECHANICAL CONTRACTOR		MAIL ADDRESS		CITY, STATE, ZIP		PHONE #	
BUILDING INFORMATION							
1 st floor SF:	2 nd floor SF	Garage	Covered Porch:	Covered Patio:	Total SF	Height	Lot Size
PERMIT DESCRIPTION: 224 SF ROUND ACCESSORY BUILDING							
CITY REMARKS/DESC:							
<p>NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDINANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.</p> <p>SCOPE OF PERMIT: FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES ALL STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.</p>							
I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE: AGENT OR APPLICANT _____ (DATE) _____ Subject property is _____ or is not _____ within the flood hazard area. Required lowest floor elevation is _____.				ESTIMATED VALUE: \$5,000 ✓			
RECEIVED JUL 06 2009 BY: _____				Building Permit		\$ _____	
				Water Meter Deposit		\$ _____	
				Meter Installation		\$ _____	
				Sewer Service		\$ _____	
				Water Impact Fees		\$ _____	
				Sewer Impact Fees		\$ _____	
				Siren Fee		\$ _____	
CITY APPROVAL _____				Contractor Registration		\$ _____	
(DATE) _____				Certificate of Occupancy		\$ _____	
				Total Fees		\$ _____	

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 8/20/2009

APPLICANT: Mike Pittman, Jr.

AGENDA ITEM: H2009-004; 401 S. Clark (Pittman)

Hold a public hearing and consider a request by Janis Pittman & Mike Pittman, Jr. for approval of a Certificate of Appropriateness to allow for a 225 square foot accessory building, on their property known as Block 105A-1, B F Boydston Addition and located at 401 S. Clark Street, being approximately 0.74-acre zoned (SF-7) Single Family Residential district located within the Old Town Rockwall Historic District, identified as a "Low Contributing Property", and take any action necessary.

BACKGROUND INFORMATION:

The existing accessory building was constructed in late 2008 without an approved Building Permit from the City of Rockwall. The applicant has been working with the City of Rockwall Code Enforcement department to mitigate several Code violations on the subject site. The existing building is 314-sf in area, less than 15-ft in height and has a 100% cementitious exterior cladding. The accessory building is located in the rear yard of the subject site and adjacent to the north property line.

The applicant has turned in the C of A application in an effort to come into compliance with the Unified Development Code standards for accessory buildings. Currently the existing accessory building exceeds the maximum allowable size in the SF-7 zoning district (225-sf) without a Specific Use Permit. As part of the C of A application the property owner is proposing to reduce the area of the accessory building to 224-sf. In addition to the reducing the area of the existing accessory building the applicant is proposing to incorporate stone into the exterior cladding and reducing the percentage of cementitious material.

The existing house is comprised of lap wood siding and has a composition shingle roof.

The accessory building was constructed with channel iron and five gallon buckets. The construction of the accessory building was not inspected and does not appear to meet the International Residential Code.

The "Old Town Rockwall" Historic District Guidelines address the construction and location of accessory building as follows:

III. Building Standards

F. Rear Yards

2. *Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Zoning Ordinances. These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing.*
3. *Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction. The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.*

Historically, accessory buildings in the “Old Town Rockwall” Historic District and throughout Rockwall County have not matched the primary residence in design/style or exterior materials. The main reason is that many accessory buildings were constructed with whatever the property owner(s) had on hand at the time the building was needed. It is staff’s understanding after talking with the applicant that the present location of the accessory building was at one time a sheep pen/corral. This is one of the primary reasons the applicant gave for the accessory building’s current rotunda shape/design.

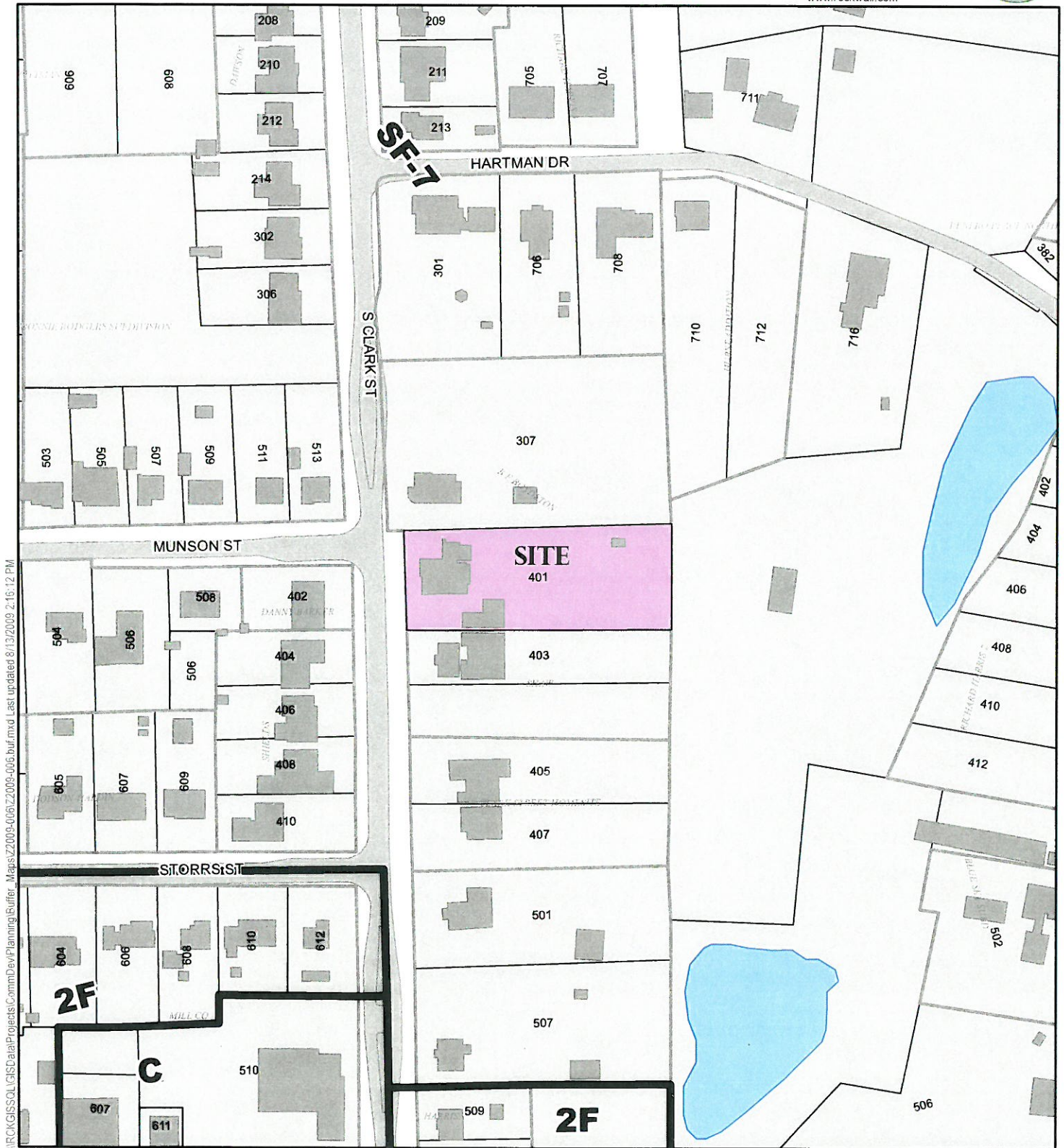
Staff does feel that some weight should be given to the precedence of the mismatch nature of accessory buildings historically found in the “Old Town Rockwall” Historic District and Rockwall County as well as the agricultural lineage of the building’s current location.

RECOMMENDATIONS:

Staff feels that this is a judgment call for the Historic Preservation Advisory Board.

Legend

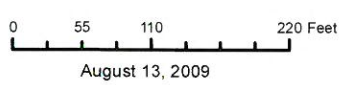
 Subject Property



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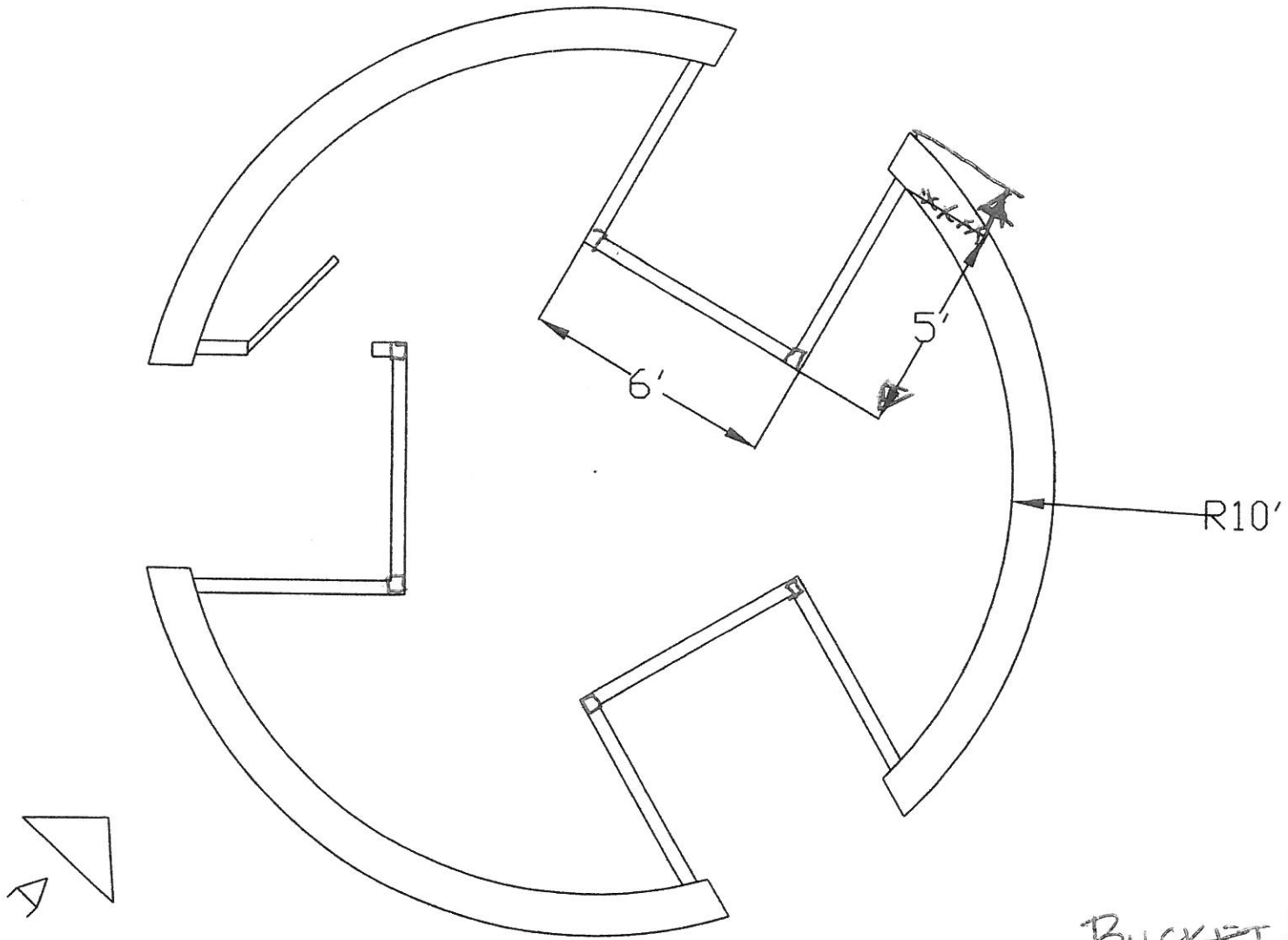


H2009-004
401 S Clark St.
CofA



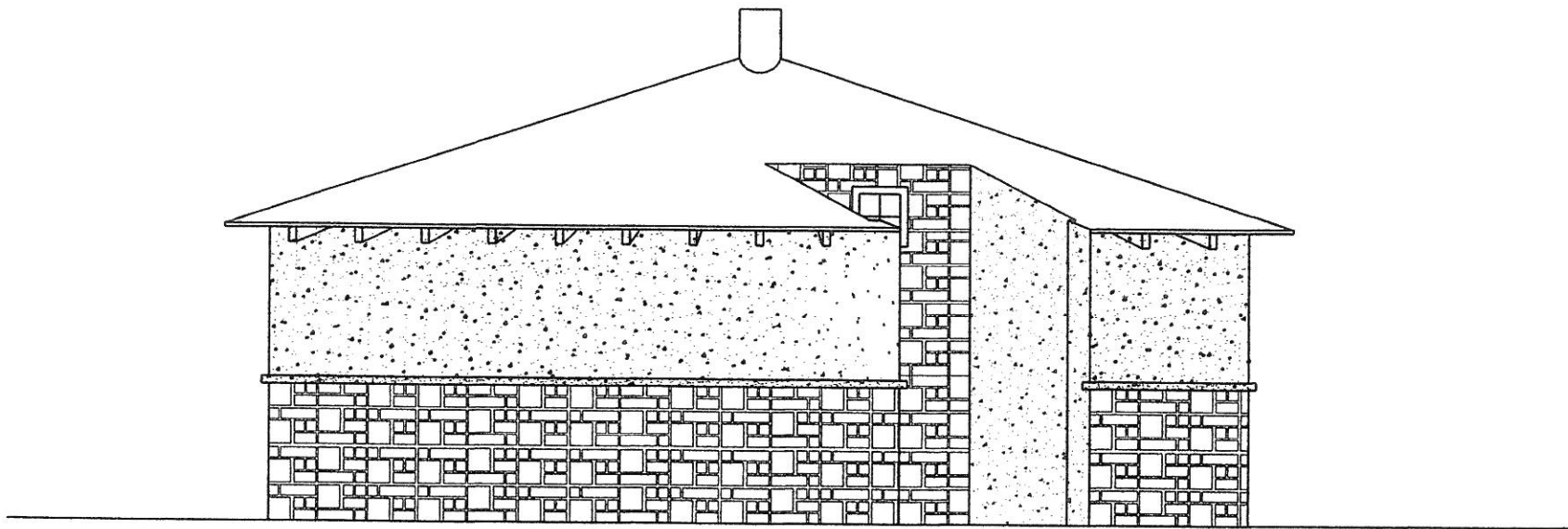
CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

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.



BUCKET HOUSE
224 SQFT.

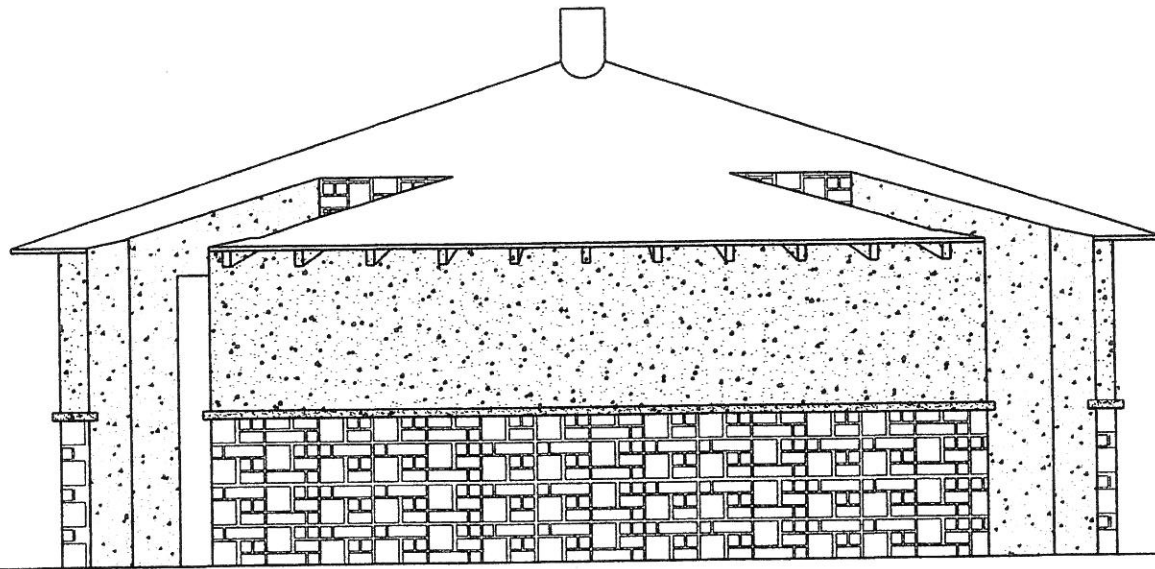
Floor Plan
Scale: 1/4" = 1' - 0"
401 S. Clark



Elevation B

Scale: 1/4" = 1' - 0"

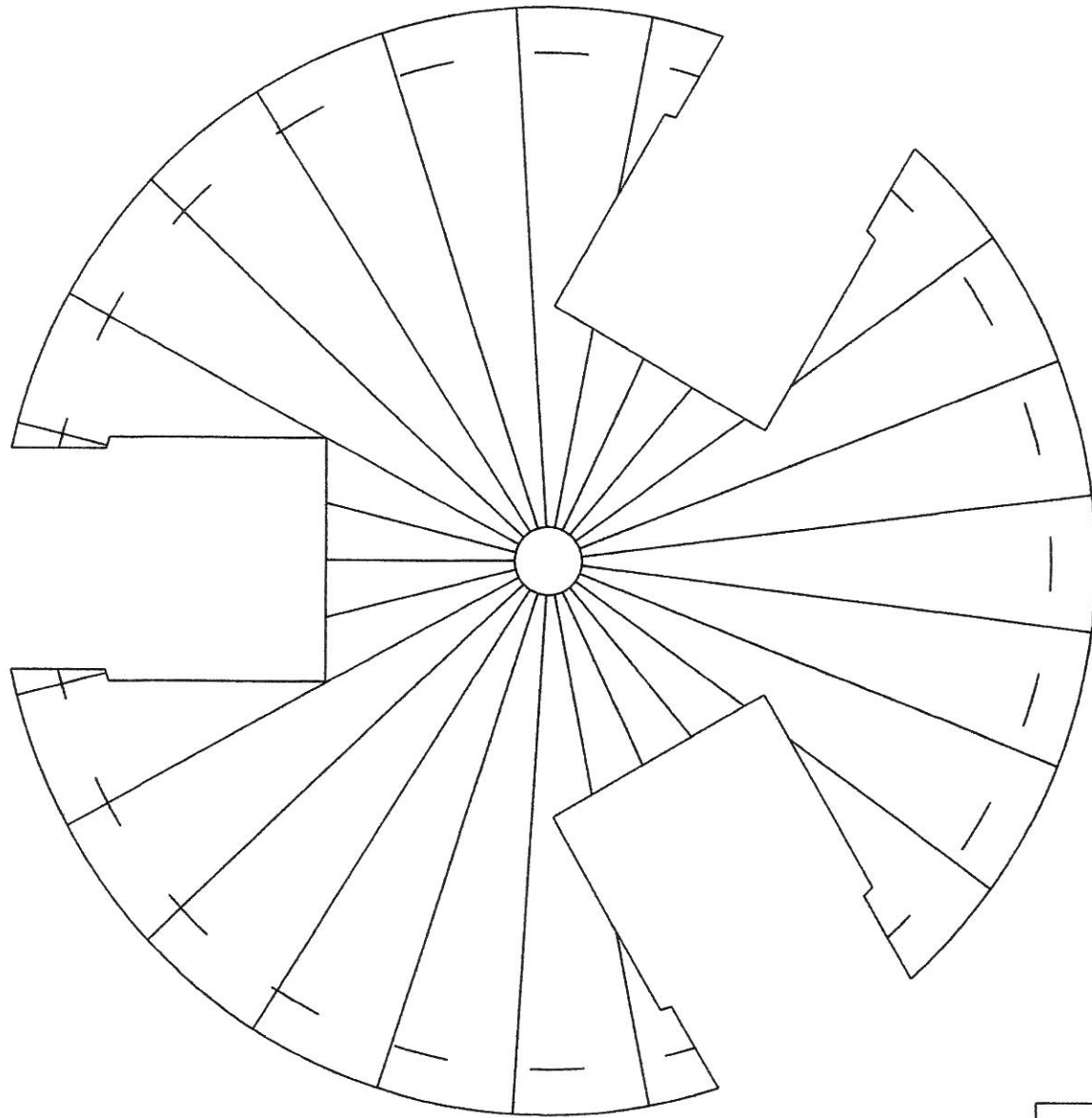
401 S. Clark



Elevation A

Scale: 1/4" = 1' - 0"

401 S. Clark



Roof Plan

Scale: 1/4" = 1' - 0"

401 S. Clark



City of Rockwall
The New Horizon

8/21/2009

Mike Pittman, Jr.
P.O. Box 8
Rockwall, TX 75087

RE: H2009-004
401 S. Clark (Pittman)
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 08/20/2009. The following is a record of all recommendations, voting records and conditions of approval:

Staff feels that this is a judgment call for the Historic Preservation Advisory Board.

On August 20, 2009, the Historic Preservation Advisory Board approved the C of A for a 224 s.f. Accessory Building by a vote of 3-0 (Pittman Abstained).

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

-AFFIDAVIT-

CONFLICT OF INTEREST

I, Sherry Pittman ON THIS DATE 8/20/09 DO HEREBY STATE THAT I
HAVE A SUBSTANTIAL INTEREST AS DEFINED IN Article 9836 VTCS, with the following
business or real property: 401/403 S. Clark and must abstain from participating in
any planning and zoning action regarding agenda item: H2009-004.

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:

Son & Daughter-in-law own property

Sherry Pittman
Signature

8/20/09
Date