

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMO

AGENDA DATE: 09/21/2017

APPLICANTS: Mark Latham

AGENDA ITEM: H2017-013; *Zoning Change (MF-14 to DT)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

PURPOSE & CHARACTERISTICS OF REQUEST:

The applicant is requesting the Historic Preservation Advisory Board (HPAB) consider a request to approve a change in zoning from a Multi-Family-14 (MF-14) District to a Downtown (DT) District for the purpose of converting a single-family residential home into a residential-office building. The property is identified as a *Medium Contributing* property, and is situated within the Old Town Rockwall (OTR) and Historic Overlay (HOV) Districts.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is S. Fannin Street, which is identified as a *Minor Collector* according to the City's *Master Thoroughfare Plan* contained in the Comprehensive Plan. Beyond S. Fannin Street is the *Rockwall Wedding Chapel*, which is zoned Downtown (DT) District.

South: Directly south of the subject property is the parking lot for the City of Rockwall's City Hall facility, which is a part of the larger *City Place* campus. The property is zoned Downtown (DT) District.

East: Directly east of the subject property is S. Fannin Street followed by several single-family homes zoned Single Family 7 (SF-7) District. Additionally, these properties are located within the Old Town Rockwall (OTR) and Historic Overlay (HOV) District.

West: Directly west of the subject property is a 0.23-acre parcel of land addressed as 308 S. Fannin Street. Beyond this is *City Place* campus, which is zoned Downtown (DT) District.

CHARACTERISTICS OF THE PROJECT:

The subject property is addressed as 310 Fannin Street and is recognized as a *Medium Contributing* property, which indicates that the subject property has significant architectural and/or historic characteristics. The existing structure is approximately 1,603 SF and -- *according to the 2017 Historic Resource Survey* -- was constructed in the National Folk architectural style in 1905.

The subject property contains one (1) single-family residential lot that was annexed into the city prior to 1959. In 2005, the owner of the subject property submitted a request [Case No. Z2005-002 and H2005-001] for a change in zoning from a Multi-Family 14 (MF-14) District to a Downtown (DT) District. This request was denied by City Council on April 18, 2005. In 2013, a new request incorporating the adjacent property (i.e. 308 S. Fannin Street) was submitted [Case No. Z2013-006 and H-2013-003] requesting a change in zoning from a Multi-Family-14 (MF-14) District to a Downtown (DT) District. This request was denied on March 4, 2013.

The applicant is proposing to convert the existing single-family home into a residential-office facility. The applicant has stated that he does not intend to change the exterior of the structure and will maintain the historic architectural features present on the façade of the subject property. Additionally, it is the applicant's intent to maintain the appearance of a single-family residence from the front of the property. Any changes to the exterior of this property will require a Certificate of Appropriateness (COA) to be approved by the HPAB. If the requested zoning case is approved the applicant will be required to submit a site plan for approval from the Planning & Zoning Commission (and City Council if necessary).

Currently, the property is zoned Multi Family-14 (MF-14) District, which is defined by the UDC as a zoning district that allows "...duplex and apartment dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units..." Staff should note that there is one (1) property adjacent to the subject property that is also zoned Multi-Family-14 (MF-14) District.

The standards for the Downtown (DT) District contained in Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) -- *much like the Residential Office (RO) District* -- recognizes the existence of older structures and allows the owners to justify the expenditures for repairs and modernization. Furthermore, the district allows for low-intensity office development providing professional, medical, and other office services to residents in adjacent neighborhoods and allows flexibility of land use in this area by allowing single-family properties to be adjacent to commercial properties without changing the essential character of the district. In this case, a change in zoning may be warranted; however, changes in zoning are at the discretion of the City Council. Since this property is located within the Old Town Rockwall (OTR) District, the Historic Preservation Advisory Board is asked to review the case and provide a recommendation to the Planning and Zoning Commission and City Council concerning the zoning change.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map adopted with the 2000 Hometown Comprehensive Plan designates the subject property for *Medium Density Residential* land uses. The applicant's request would require this designation to be changed to *Downtown District* land uses. Staff has added this change as a condition of approval should the case be approved.

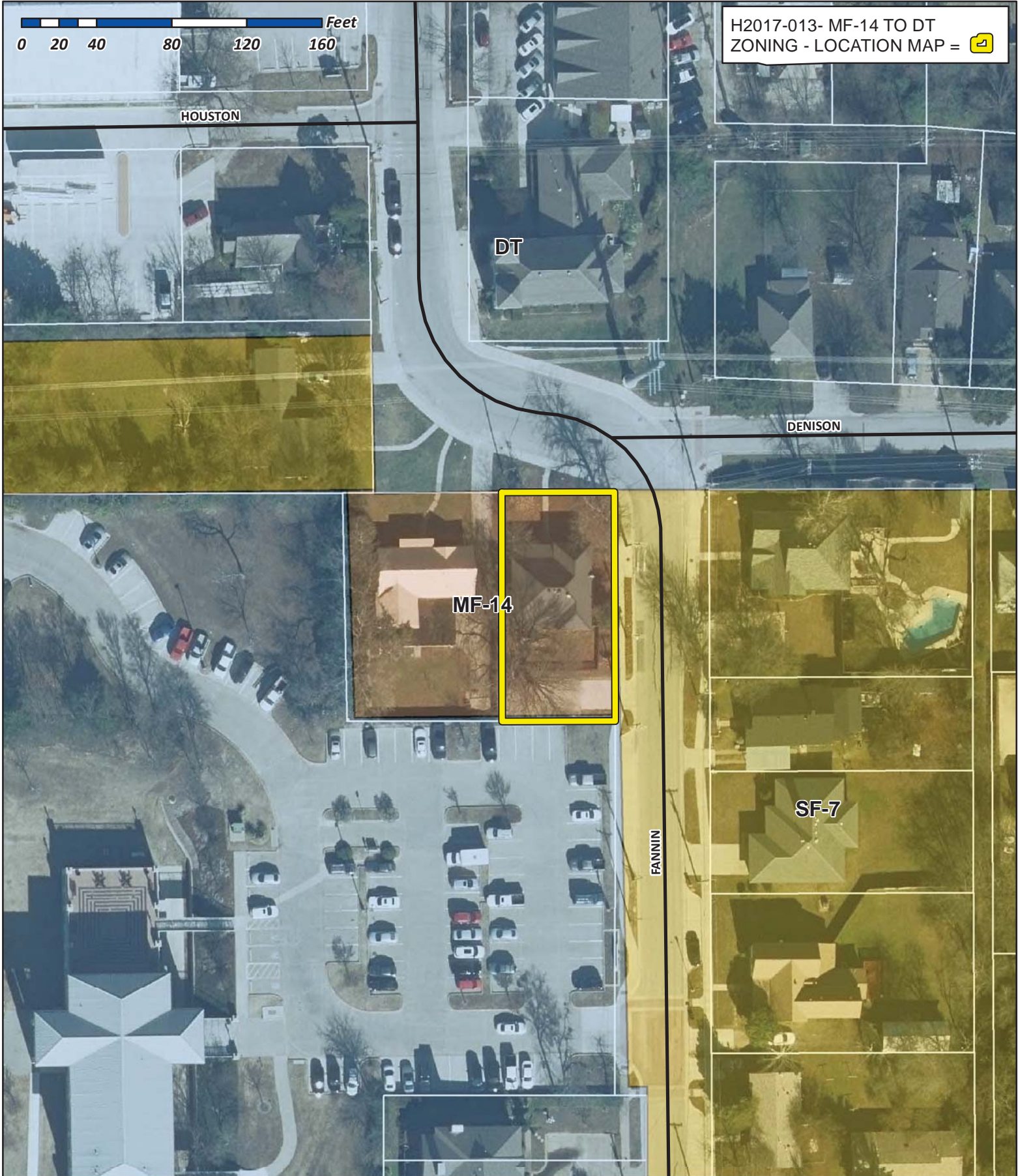
NOTIFICATION:

On September 12, 2017, staff mailed 78 notices to property owners and residents within 500-foot of the subject property. In addition, staff notified the Bent Creek Condos and Stonebridge Meadows Homeowner Associations (HOA's), which are the only HOA's and/or Neighborhood Organization located within 1,500-foot participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any responses concerning the applicant's request.

RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a Downtown District designation; and,
- 2) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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

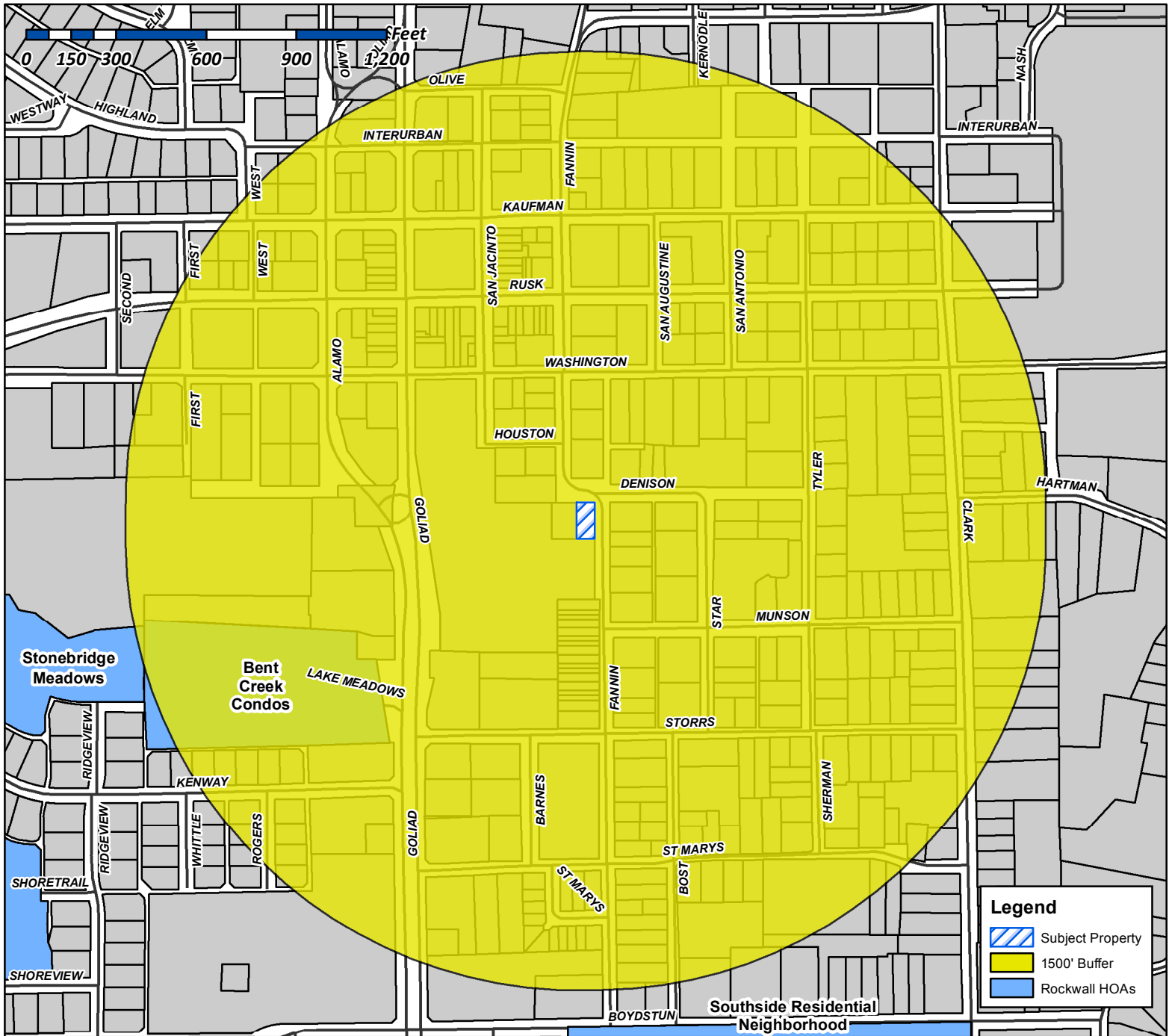
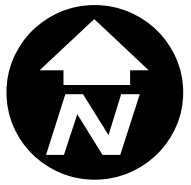




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Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2017-041
Case Name: Zoning Change (MF-14 to DT)
Case Type: Zoning
Zoning: MF-14
Case Address: 310 S. Fannin Street

Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: "nwelborn@sbcglobal.net"; "landrmanagement@yahoo.com"
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, September 15, 2017 11:41:07 AM
Attachments: [PUBLIC NOTICE.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **September 15, 2017**. The City of Rockwall Historical Preservation Advisory Board will hold a public hearing on **Thursday September 21, 2007**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2017-041/ H2017-013- Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Historic Preservation Advisory Board, The Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-013/ Z2017-041: 310 S. Fannin Street

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historical Preservation Advisory Board will hold a public hearing on **Thursday September 21, 2017**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. H2017-013/Z2017-041: 310 S. Fannin Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
109 SAINT MARYS ST
FATE, TX 75087

HOOKER ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONION, TX 78230

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

RAMOS MARTHA A
163 SUMMERHILL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 DENISON
ROCKWALL, TX 75087

CURRENT RESIDENT
305 STAR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

SOTO AMADO C &
306 STAR ST
ROCKWALL, TX 75087

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

DAY SHARON K
315 S FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
319 S FANNIN ST
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

LIGHTEL HELENA M
402 S FANNIN ST APT A
ROCKWALL, TX 75087

CECIL RENEE
402 S FANNIN ST #C
ROCKWALL, TX 75087

CURRENT RESIDENT
402A S FANNIN ST
ROCKWALL, TX 75087

RAMIREZ NANCY AND MARTIN JR
402B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402-C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402-D S FANNIN ST
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75087

DUFRAINE JANET
404 S FANNIN ST APT C
ROCKWALL, TX 75087

DAVIS BEVERLY
404 SOUTH FANNIN STREET D
ROCKWALL, TX 75087

CURRENT RESIDENT
404-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408A S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

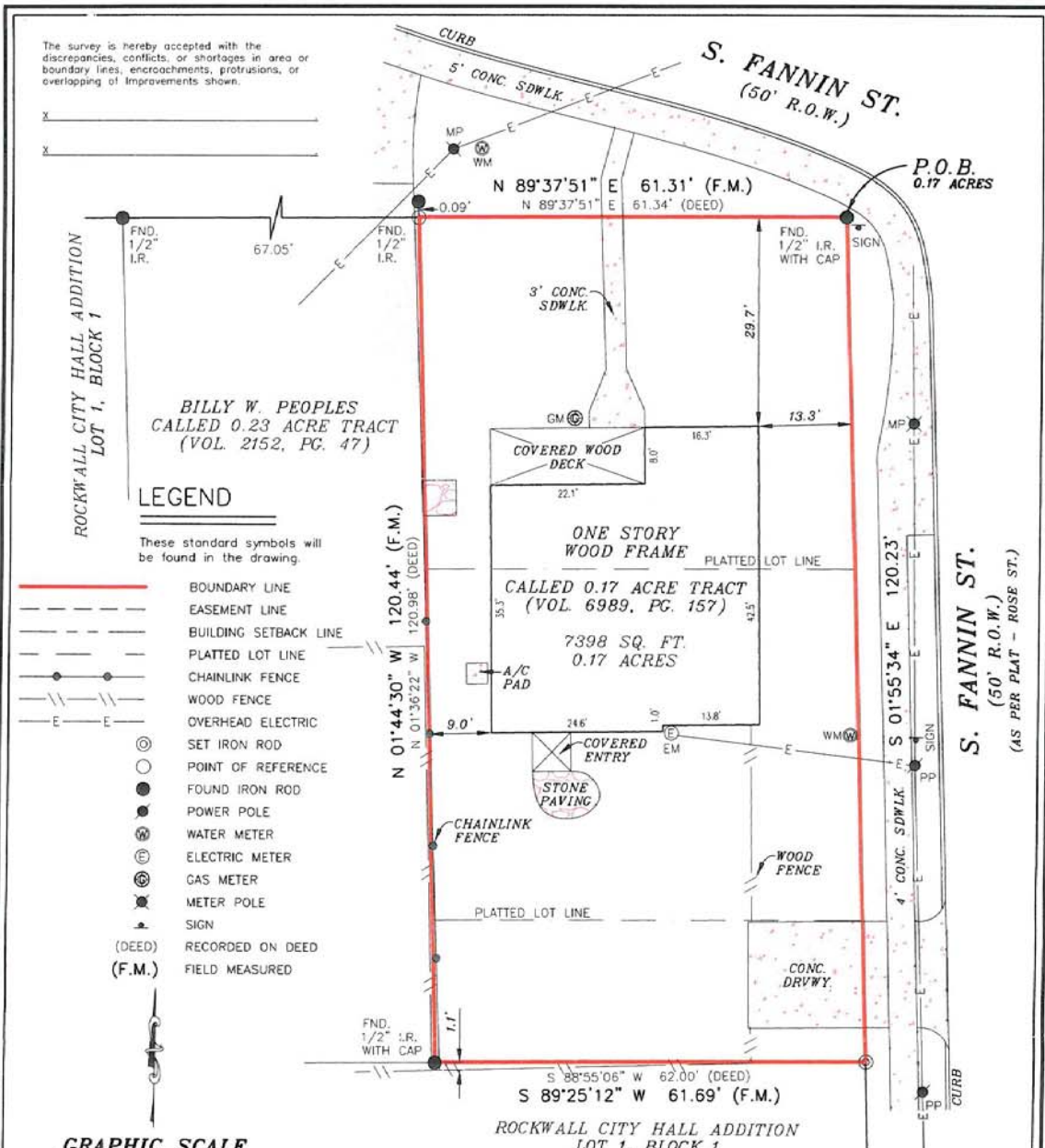
LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PLATTED LOT LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- WATER METER
- ELECTRIC METER
- GAS METER
- METER POLE
- SIGN
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED DEED (VOL. 6989, PG. 157) UNLESS OTHERWISE NOTED.

Legal Description of the Land:
Being all that certain lot, tract or parcel of land, situated in B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Lots 1, 2 & 3, Block H, of EPPSTEIN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 387 of the Deed Records of Rockwall County, Texas, and being all of that tract of land described in a Warranty Deed from Hallie Lee Seely to Eula Mae Parker & L.V. Parker, dated January 17, 1976 and being recorded in Volume 89, Page 457 of the Deed Records of Rockwall County, Texas.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE INSURANCE COMPANY

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: MARK LATHAM
Address: 310 S. FANNIN ST. GF No. 12-0148897

Legal Description of the Land:
SEE ABOVE.

FINAL "AS-BUILT" SURVEY

| | | | |
|--------------|------------|--------------|------|
| JOB NO.: | 1301013208 | NO. REVISION | DATE |
| DATE: | 01/11/13 | | |
| DRAWN BY: | MN/AF | | |
| APPROVED BY: | RJR | | |



Roy Ronnfeldt
ROY JOHN RONNFELDT R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



AMERISURVEYORS LLC
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78238
Phone: (214) 877-4966 Fax: 1-(888) 989-9662

METES & BOUNDS DESCRIPTION

OF A 0.17 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING OUT OF THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK "H", EPPSTEIN ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "L", PAGE 387, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM HALLIE LEE SEELY TO EULA MAE PARKER AND L.V. PARKER DATED JANUARY 17, 1970 AND RECORDED IN VOLUME 89, PAGE 457, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM JIM PRAYTOR AND WIFE, STEPHANIE PRAYTOR TO DEUTSCHE BANK NATIONAL TRUST COMPANY BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 6989, PAGE 157, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron rod with cap at the intersection of the southerly R.O.W. line of S. Fannin St. (a 50' Public R.O.W.) and the westerly R.O.W. of S. Fannin St. (per plat – Rose St., a 50' Public R.O.W.) for the northeast corner of the herein described tract;

THENCE along and with the westerly R.O.W. of said Fannin St., South 01°55'34" East, a distance of 120.23 feet to a set 1/2" iron rod for the southeast corner of the herein described tract, the northeast corner of Lot 1, Block 1, Rockwall City Hall Addition, as recorded in Vol. "E", Pg. 93, Plat Records of Rockwall County, Texas;

THENCE along and with the northerly boundary line of said Rockwall City Hall Addition, South 89°25'12" West, a distance of 61.69 feet (called South 88°55'06" West, a distance of 62.00 feet) to a found 1/2" iron rod with cap for the southwest corner of the herein described tract, the southeast corner of a called 0.23 acre tract as conveyed to Billy W. Peoples in Vol. 2152, Pg. 47, Deed Records of Rockwall County, Texas;

THENCE along and with the easterly boundary of said Peoples Tract, North 01°44'30" West, a distance of 120.44 feet (called North 01°36'22" West, a distance of 120.98 feet) to a point of reference in the southerly R.O.W. line of said S. Fannin St. from which a found 1/2" iron rod bears North 01°44'30" West, a distance of 0.09 feet for the northwest corner of the herein described tract, the northeast corner of said Peoples Tract;

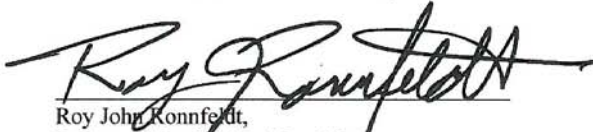
THENCE along and with the said R.O.W., North 89°37'51" East, a distance of 61.31 feet (called North 89°37'51" East, a distance of 61.34 feet) to the **POINT OF BEGINNING** and containing 0.17 acres, more or less.

STATE OF TEXAS §

January 15, 2013

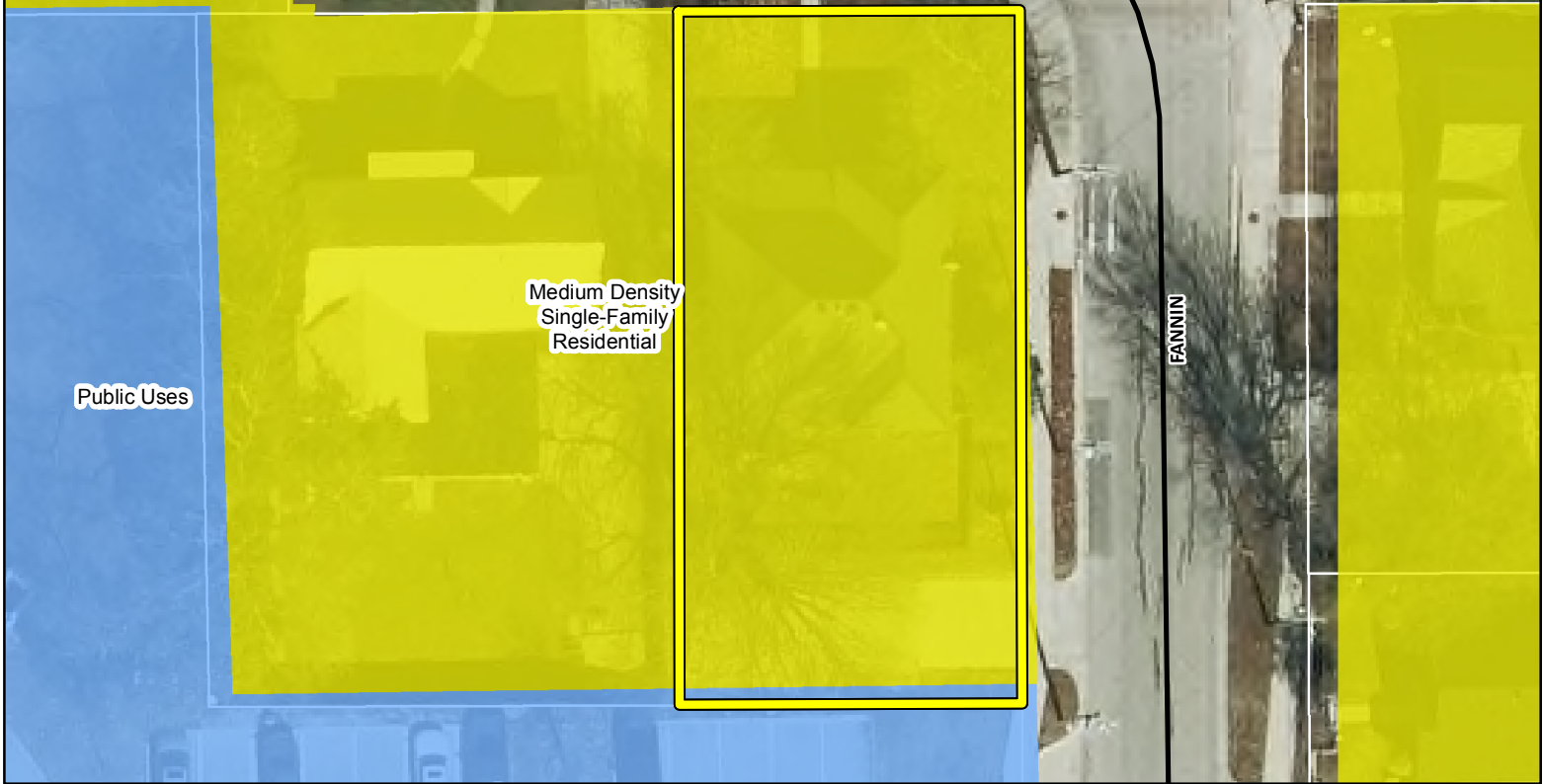
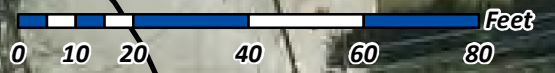
COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

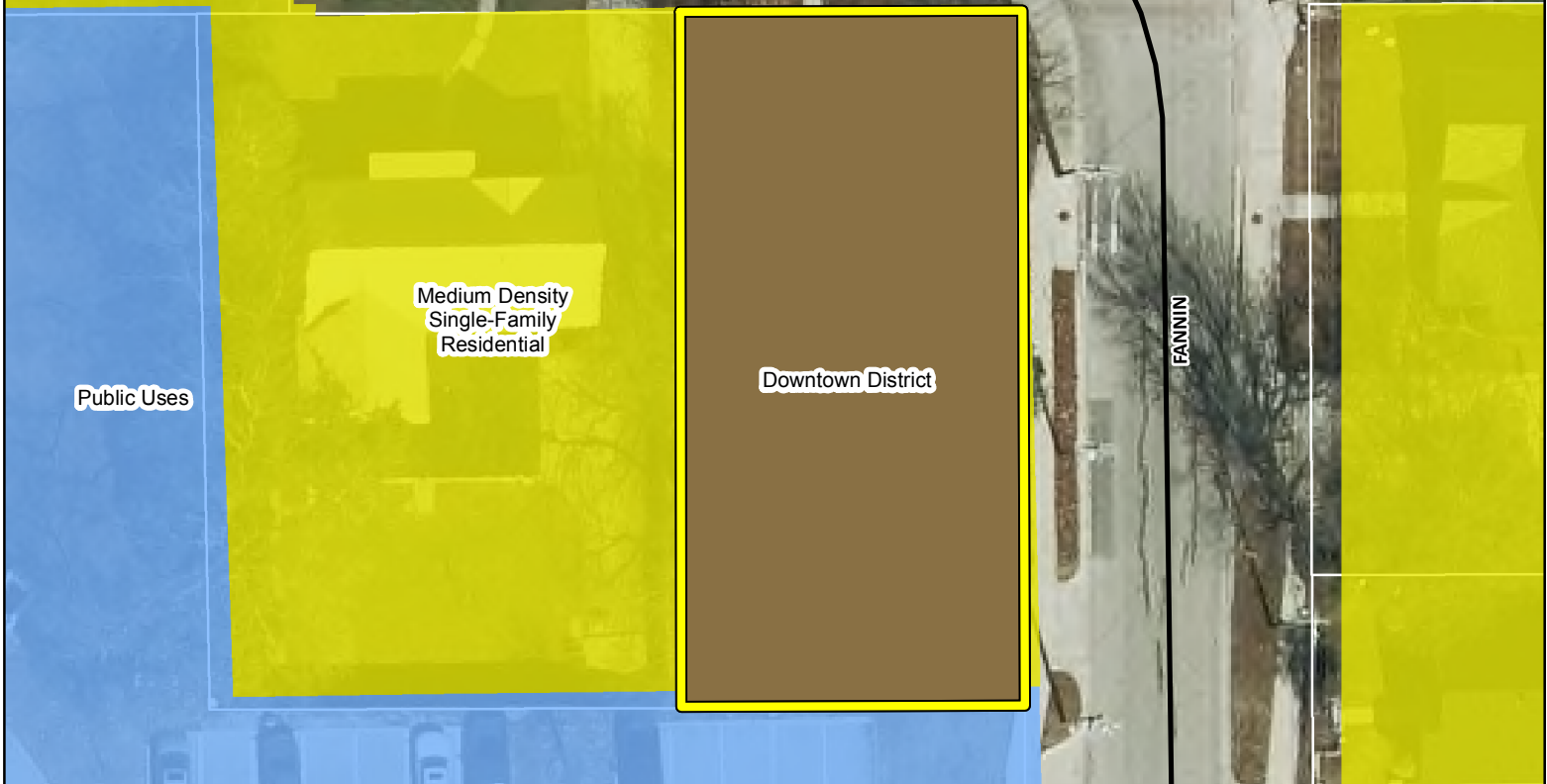
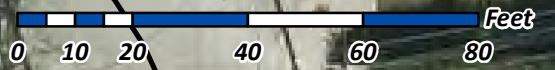

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



CURRENT FUTURE LAND USE MAP DESIGNATION:
MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL



PROPOSED FUTURE LAND USE MAP DESIGNATION:
DOWNTOWN DISTRICT



City of Rockwall

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

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Permitted Land Uses in a Downtown (DT) District

Date: September 15, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

| Rural and Animal-Related | |
|---|---|
| Urban Agriculture-Community Garden ¹ | S |
| Urban Agriculture-Urban Farm ¹ | S |

| Residential & Lodging | |
|---|---|
| Bed & Breakfast Operation ¹ | S |
| Caretakers Quarters/Domestic or Security Unit | P |
| Garage | A |
| Home Occupation ¹ | P |
| Hotel | S |
| Hotel, Full Service | S |
| Hotel, Residence | S |
| Motel | S |
| Swimming Pool, Private | A |
| Townhouse | P |
| Urban Residential ¹ | P |

| Institutional & Community Service | |
|---|---|
| Assisted Living Facility ¹ | S |
| Church/House of Worship ¹ | S |
| College, University, or Seminary | P |
| Convalescent Care Facility/Nursing Home ¹ | S |
| Congregate Care Facility/Elderly Housing ¹ | S |
| Day Care (7 or More Children) ¹ | S |
| Government Facility | S |
| Library, Art Gallery or Museum (Public) | P |
| Post Office, Local Service | P |
| Public or Private School, Primary ¹ | S |
| Public or Private School, Secondary ¹ | S |

| Office & Professional | |
|---|---|
| Financial Institution without Drive-Through | P |
| Office, General | P |
| Office Building, less than 5,000 Sq. Ft. | P |
| Office Building, 5,000 Sq. Ft. or more | P |

| Recreation, Entertainment & Amusement | |
|--|---|
| Carnival, Circus, or Amusement Ride, Temporary ¹ | S |
| Commercial Amusement/ Recreation (Inside) ¹ | S |
| Community or Recreation Club, Public or Private (Accessory) | S |
| Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹ | P |
| Health Club | P |
| Private Club, Lodge or Fraternal Organization | P |
| Public Park or Playground | P |
| Theater | P |

| Retail & Personal Services | |
|---|---|
| Antique/Collectible Store | S |
| Astrologer, Hypnotist, or Psychic Art and Science | S |
| Banquet Facility | S |
| Beverage Service Facility, Portable ¹ | S |
| Business School | P |



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| | |
|---|---|
| Catering Service | A |
| Christmas Tree Sales Lot & Similar Uses, Temporary ¹ | S |
| Copy Center | P |
| Display, Incidental ¹ | P |
| General Personal Service | P |
| General Retail Store | P |
| Hair Salon, Manicurist | P |
| Laundry, Drop-off/Pickup | P |
| Laundry, Self Service | P |
| Massage Therapist | P |
| Museum or Art Gallery (Private) | P |
| Night Club, Discoteque, or Dance Hall | S |
| Private Club ¹ | P |
| Real Estate Sales Office, On-site, Temporary ¹ | P |
| Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in | P |
| Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in | P |
| Restaurant with accessory Private Club or Brew Pub ¹ | P |
| Secondhand Dealer | S |
| Studio - Art, Photography or Music | P |
| Tailor, Clothing or Apparel Shop | P |
| Winery ¹ | S |

| Commercial & Business Services | |
|--|---|
| Electrical, Watch, Clock, Jewelry & Similar Repair | P |
| Locksmith | P |
| Shoe and Boot Repair and Sales | P |
| Trade School | S |
| Temporary On-site Construction Office ¹ | P |

| Auto & Marine-Related | |
|--|---|
| Auto Repair Garage, Minor ¹ | S |
| Parking, Commercial | S |
| Parking Lot, non-commercial | A |

| Utilities, Communications & Transportation | |
|---|---|
| Antenna, Commercial ¹ | S |
| Antenna, Amateur Radio ¹ | A |
| Antenna, Dish ¹ | A |
| Antenna, Commercial, Mounted ¹ | S |
| Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment | S |
| Municipally Owned or Controlled Facilities, Utilities and Uses | P |
| Radio Broadcasting | S |
| Recording Studio | S |
| Satellite Dish ¹ | P |
| Solar Energy Collector Panels and Systems ¹ | P |
| Transit Passenger Facility | S |
| TV Broadcasting & Other Communication Service | S |
| Utilities Holding a Franchise from City of Rockwall | S |
| Utility Installation, Other than Listed | S |
| Utility/ Transmission Lines | S |
| Wireless Communication Tower | S |

