

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMO

AGENDA DATE: 09/21/2017

APPLICANT: Jay Odom

AGENDA ITEM: **H2017-014**; Rezone from SF-7 to DT- *201 Olive St.*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

PURPOSE & CHARACTERISTICS OF REQUEST:

The applicant, Jay Odom, has submitted an application requesting to rezone the subject property from a Single Family 7 (SF-7) District to Downtown (DT) District. The subject property is a *Non Contributing* property, is located within the Historic Overlay (HO) District and Old Town Rockwall (OTR) Historic District, and is identified as Lot D-1, Block 122, B. F. Boydston Addition. The property is currently vacant and is situated adjacent to Bin 303 (*western property line*) and 401 N. Fannin Street (*western property line*). Both Bin 303 and 401 N. Fannin Street are designated as *High Contributing* properties; however, 401 N. Fannin Street is currently being remodeled, and may warrant a re-designation of contributing status by the Historic Preservation Advisory Board (HPAB).

The applicant has stated that the purpose of the zoning change is to construct an office building. According to Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a general office land use is permitted *by-right* in the Downtown (DT) District. In a letter provided by the applicant, the applicant has stated that in his opinion an office building would be more suitable for the subject property compared to a single-family home. The applicant goes on to state that this opinion is based on the properties adjacency to a non-residential land use (*i.e. Bin 303*).

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is a single-family home addressed as 405 N. Fannin Street. This property is designated as a *Low Contributing* property and is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Olive Street followed by several office buildings zoned Downtown (DT) District.

East: Directly east of the subject property is a single-family home addressed as 401 N. Fannin Street. This property is designated as a *High Contributing* property and is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Bin 303 (*i.e. 105 Olive Street*). This property is designated as a *High Contributing* property and is zoned General Retail (GR) District.

ANALYSIS AND CONFORMANCE WITH THE UDC & COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan designates the subject property for *Medium Density Residential* land uses. The proposed zoning change would require this designation to be changed to a *Commercial* designation. Staff should note that if approved as an office building, this parcel would provide a transition from a higher intensity land use (*i.e. Bin 303*) to the single-family residential property (*which is adjacent to the eastern boundary of the subject property*).

Should the request be approved, the site plan will require a recommendation by the Historic Preservation Advisory Board (HPAB) prior to any construction. In addition, the property would need to meet the requirements of Section 4.8, *Downtown District*, of Article V, *District Development Standards*, of the UDC. Provided in your packet is the applicant's letter requesting the zoning change and a summary of the land uses permitted within the Downtown (DT) District. The Historic Preservation Advisory Board (HPAB) and the Planning and Zoning Commission's recommendation for the proposed zoning change will be forwarded to the City Council. The rezoning of a property is a discretionary act of the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Medium Density Single-Family Residential* to a *Commercial* designation.

NOTIFICATION:

On September 12, 2017, staff mailed 91 notices to property owners and residents within 500-feet of the subject property. There is no Homeowner's Association (HOA) or Neighborhood Organization located within 1,500-feet 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 has not received any responses to the applicant's request.

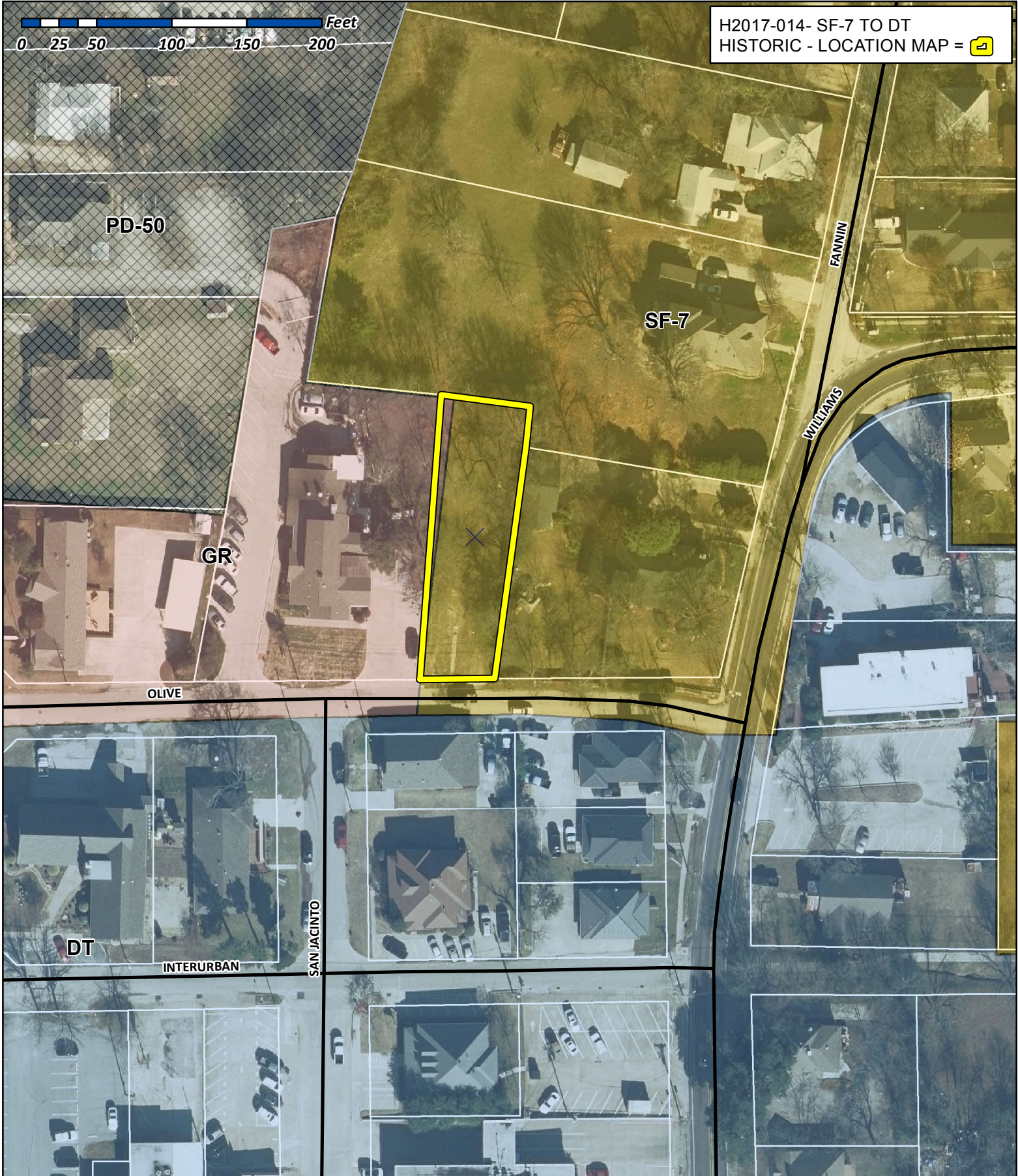
RECOMMENDATIONS:

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.



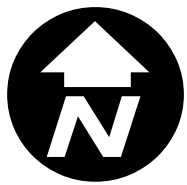
H2017-014- SF-7 TO DT
HISTORIC - LOCATION MAP =



City of Rockwall

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

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

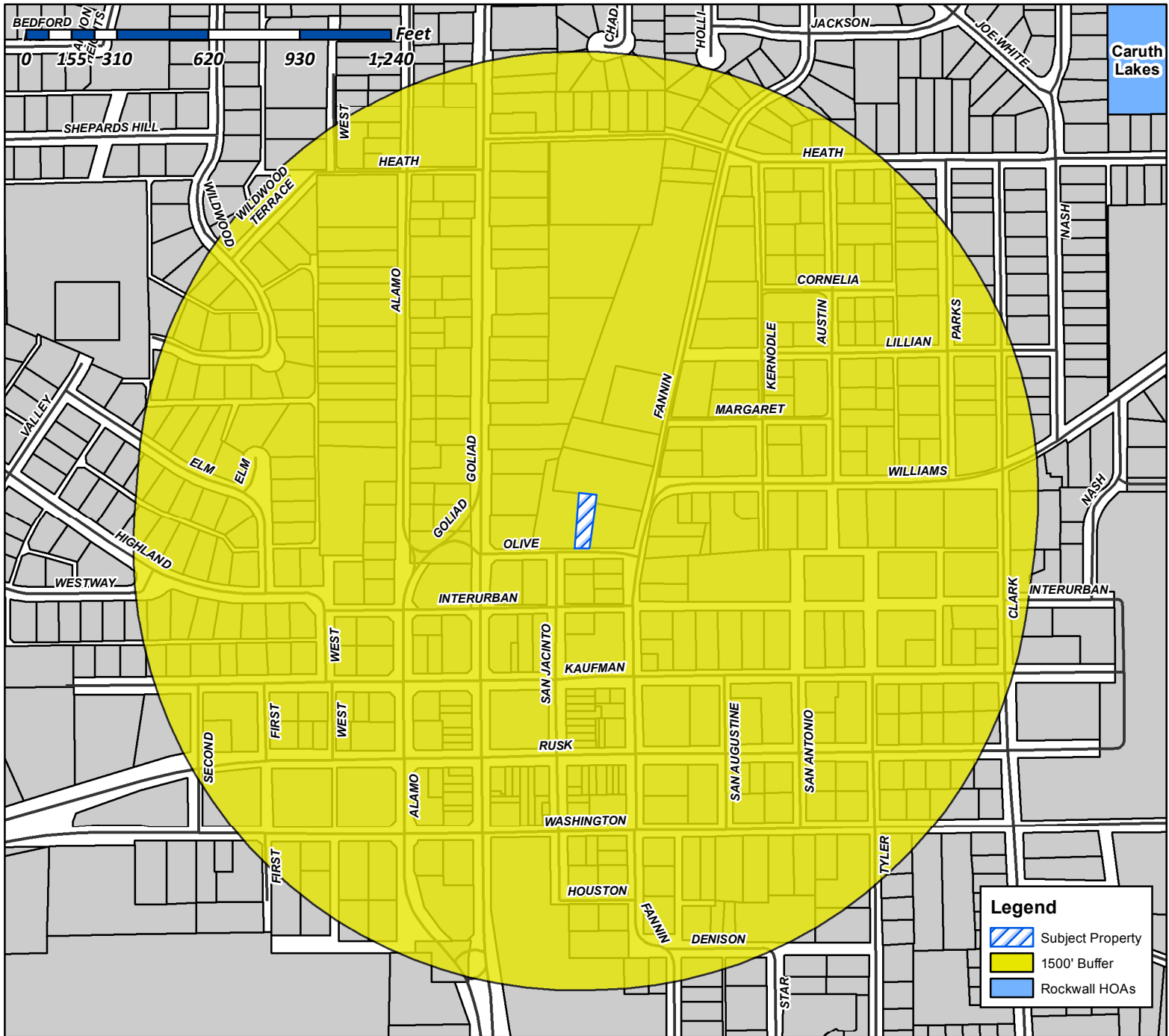







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Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2017-042
Case Name: Zoning Change (SF-7 to DT)
Case Type: Zoning
Zoning: SF-7
Case Address: 201 Olive Street

Date Created: 09/12/2017
For Questions on this Case Call (972) 771-7745

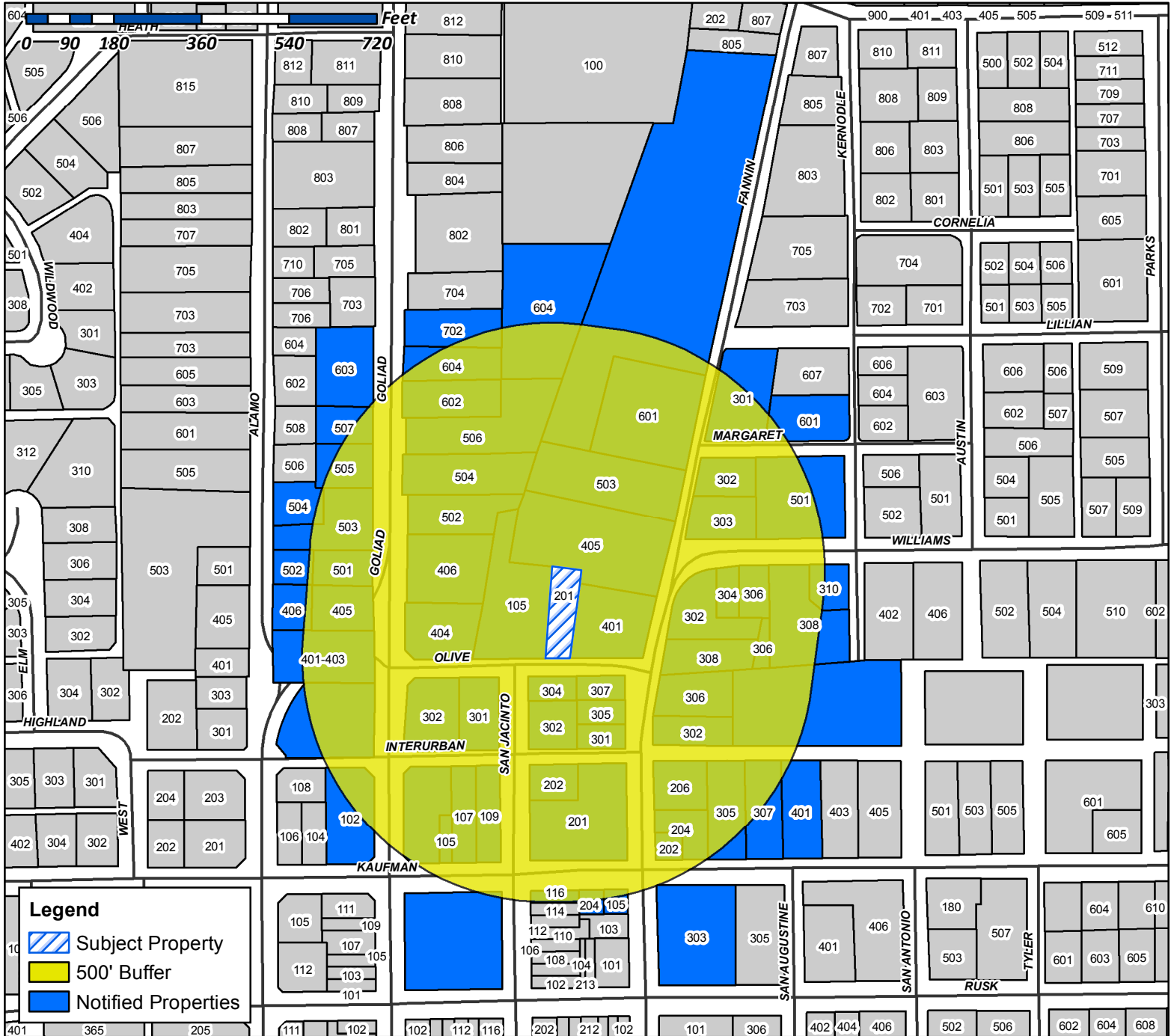




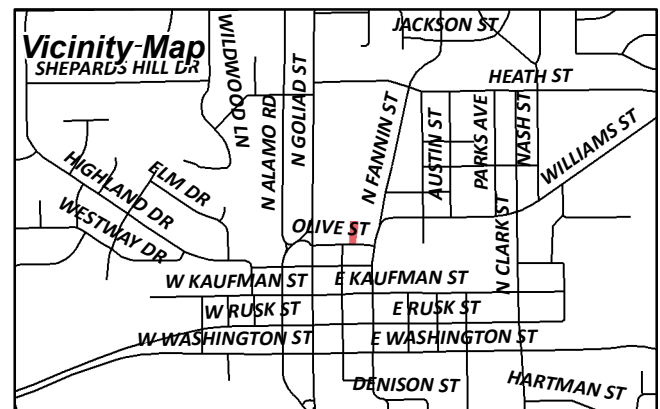
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ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

CURRENT RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC
301 NORTH FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

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302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

CURRENT RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 E KAUFMAN
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

CURRENT RESIDENT
401 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

TANNER MATTHEW
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

DELBOSQUE MARIO
572 V Z C RD3411
WILLS POINT, TX 75169

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

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

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

ROCKWALL TRINITY REAL ESTATE LLC
9 EAST SHORE BLVD
HEATH, TX 75032

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

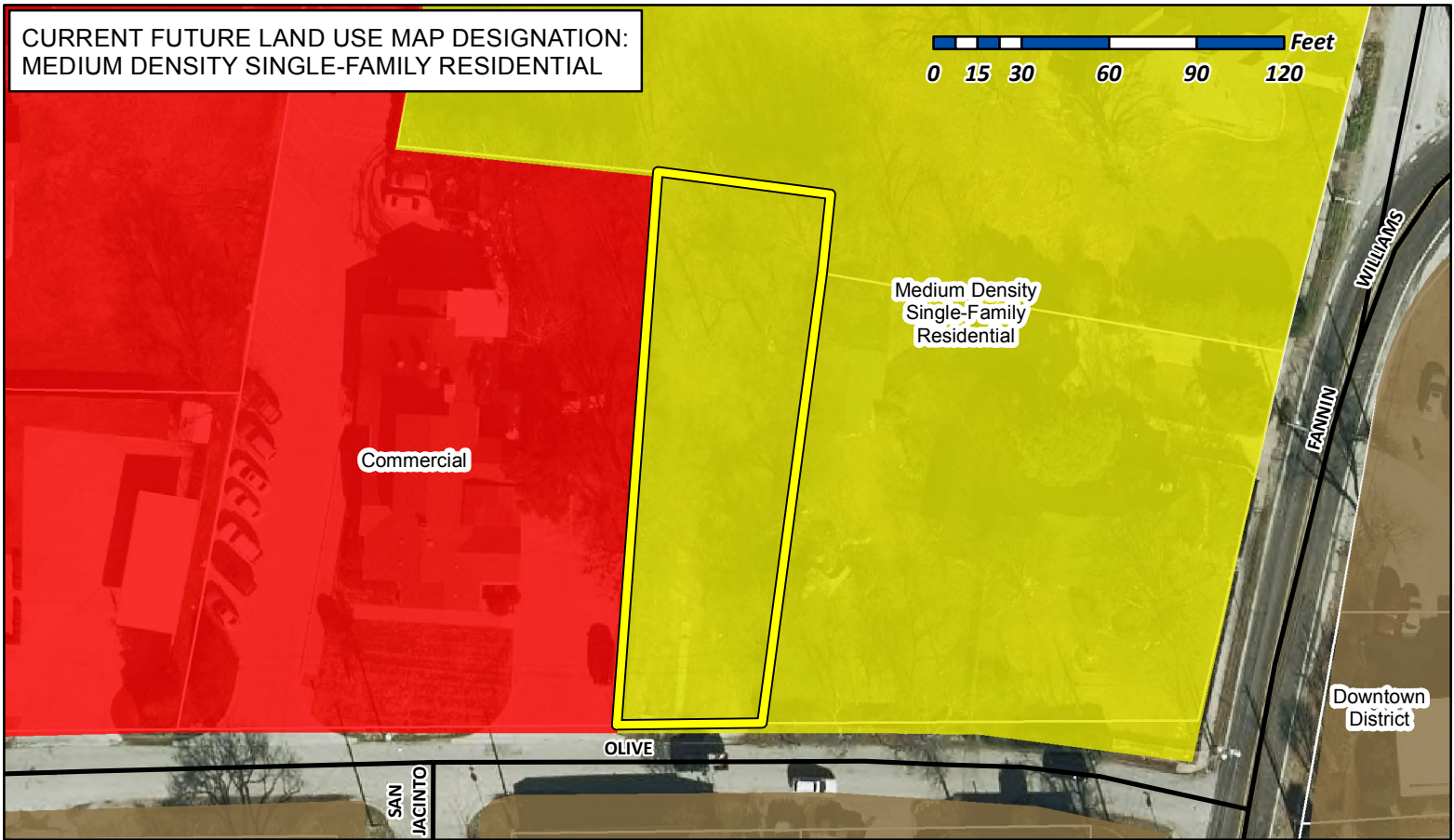
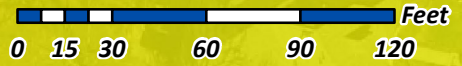
PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

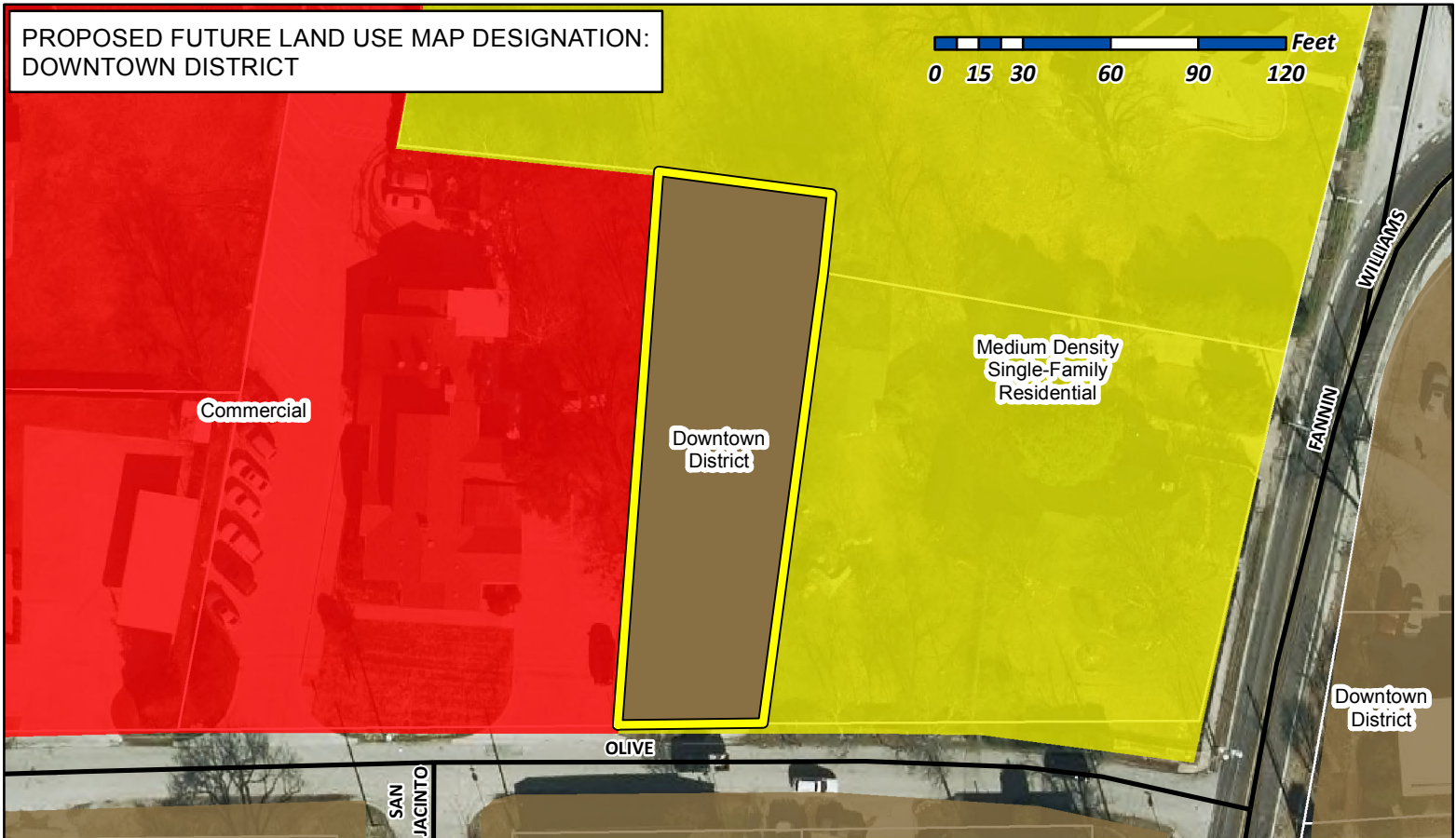
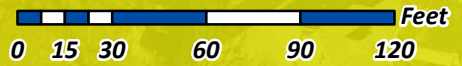
LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST
PO BOX 871239
MESQUITE, TX 75187

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



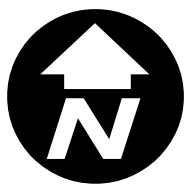
PROPOSED FUTURE LAND USE MAP DESIGNATION:
DOWNTOWN DISTRICT



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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



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

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

