

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMO

AGENDA DATE: 05/17/2018

APPLICANTS: Tara Migneault

AGENDA ITEM: H2018-006; *Zoning Change (SF-7 to RO)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting the Historic Preservation Advisory Board (HPAB) consider a request to recommend approval of a change in zoning from a Single-Family 7 (SF-7) District to a Residential Office (RO) District for the purpose of converting a single-family residential home into a residential-office building for the operation of a property management company. The property is identified as a *Local Landmarked* property known as the “*Underwood House*” and is situated within the Historic Overlay (HOV) District. Currently there is a 1,640 SF single-family home that was constructed in the National Folk style in 1905. The subject property was annexed prior to 1959, situated on a 0.59-acre parcel of land, zoned Single-Family 7 (SF-7) District, and is addressed as 506 Barnes Street.

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 zoned Single-Family 7 (SF-7) District. Beyond this is Storrs Street followed by a vacant tract of land. This area is zoned Downtown (DT) District.
- South:** Directly south of the subject property is a single-family home. Beyond this is St. Mary's Street followed by a *Local Landmarked* single-family home [*i.e. the Jordan House*]. This area is zoned Single-Family 7 (SF-7) District.
- East:** Directly east of the subject property is Rockwall Nursing Center which is zoned Multi-Family 14 (MF-14) District. Beyond this is S. Fannin Street followed by a tract of land that contains duplexes. This area is zoned Two-Family (2-F) District.
- West:** Directly west of the subject property is an office building [*The White Law Firm*] that is zoned General Retail (GR) District. Beyond this is S. Goliad Street [*SH-205*] followed by a shopping center.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (RO) District is for "...low intensity office development providing professional, medical and other office services..." and to allow existing residential houses to be "...converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures...". The following is a summary of the minimum development standards for a property within a Residential Office (RO) District:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>
<i>Minimum Lot Width</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback Adjacent to Residential</i>	<i>20-Feet</i>
<i>Maximum Height</i>	<i>36-Feet</i>
<i>Max Lot Coverage</i>	<i>40%</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>
<i>Floor Area Ratio</i>	<i>0.33</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Medium Density Residential land uses. 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 Residential designation to a Commercial designation.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to convert an existing single-family home to a property management office*), the Residential Office (RO) District is an appropriate zoning district for the proposed use; however, in this case, there is a single-family home to the north and a single-family home to the south of the subject property. With that being said, a Residential Office (RO) District allows "*live/work*" arrangements which provides a transition from the higher intensity uses to the west and east of the subject property to the lower intensity residential uses to the north and south of the subject property. Additionally, the applicant has stated that she does not intend to change the exterior of the structure and will maintain the historic architectural features presented on the façade of the subject property; however, since the applicant is proposing to convert the existing home from a single-family land use to a general office land use, the applicant is required to construct a parking lot to accommodate the parking [*i.e. six (6) parking spaces*] and to provide screening for any adjacent residential property. Staff should note, approval of this request is discretionary to the Historic Preservation Advisory Board (HPAB), the Planning and Zoning Commission, and the City Council. Should this request be approved, the applicant would be required to submit a site plan and request a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

NOTIFICATION:


On May 2, 2018, staff mailed 103 notices to property owners and residents within 500-feet of the subject property. Additionally, staff has notified the Bent Creek Condos, Stonebridge Meadows which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also 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 Commercial designation;
- 2) A Certificate of Appropriateness (COA) and a site plan shall be required to be approved by the Historic Preservation Advisory Board (HPAB); and,
- 3) 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.

0 20 40 80 120 160 Feet

H2018-006 - 506 BARNES STREET
HISTORIC - LOCATION MAP = 

DT
GOLIAD

STORRS

BARNES

MF-14

SF-7

GR

ST MARYS

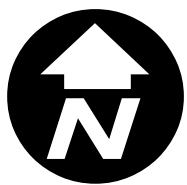
PD-21



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.

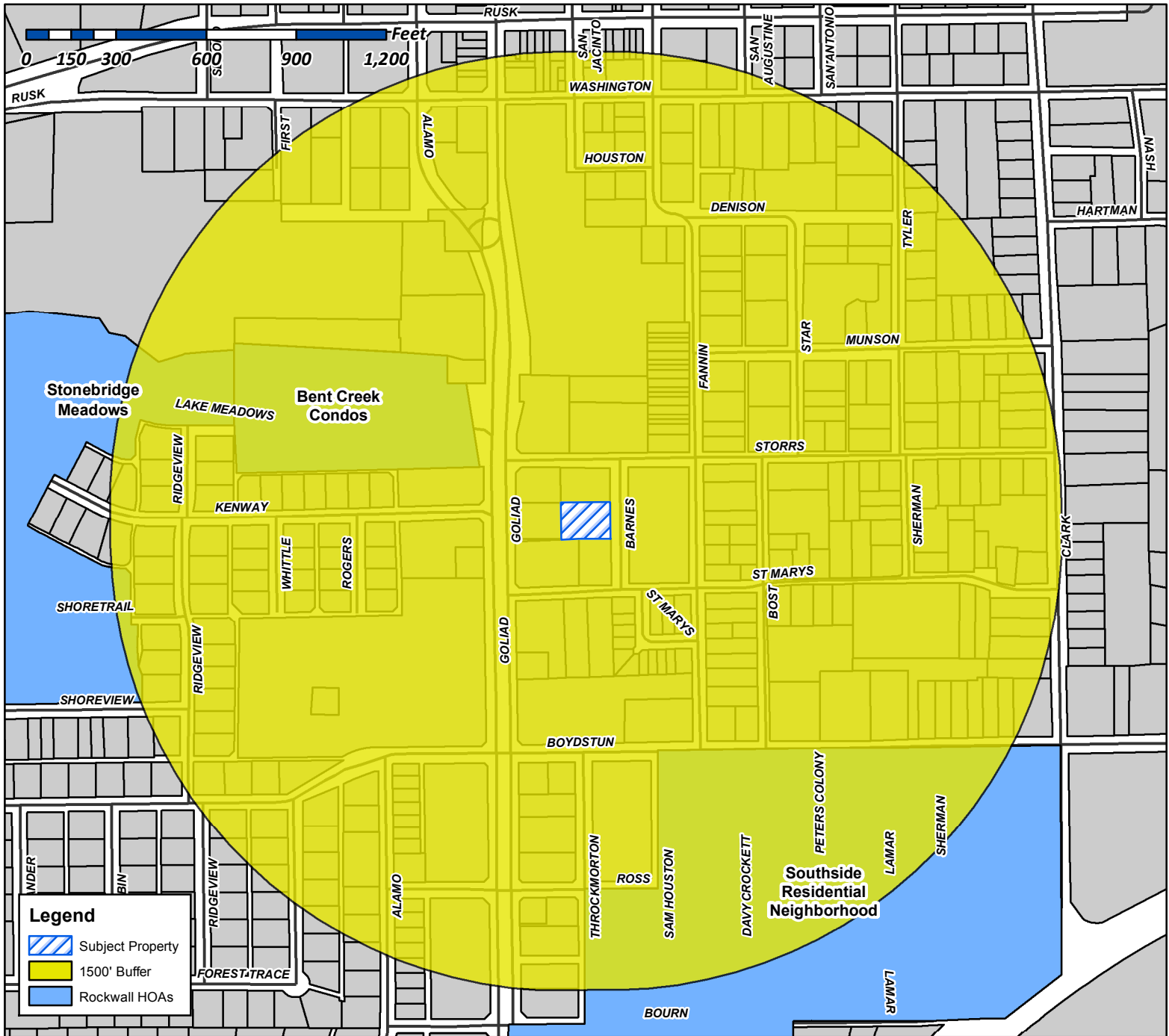




City of Rockwall

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Case Number: H2018-006
Case Name: 506 Barnes Street
Case Type: Historic
Zoning: SF-7 to RO
Case Address: 506 Barnes Street



Date Created: 5/11/2018
For Questions on this Case Call (972) 771-7745

From: Brooks, Korey
To: [REDACTED]
Subject: Neighborhood Notification Program: Notice of Zoning Change Request
Date: Thursday, May 10, 2018 11:07:00 AM

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 will be published in the Rockwall Herald Banner **May 4, 2018**. The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, May 17, 2018**, the Planning and Zoning Commission will hold a public hearing on **Tuesday, June 12, 2018**, and the Rockwall City Council will hold a public hearing on **Monday June 18, 2018** to consider the following item(s). All hearings will take place at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas.

Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development-cases>.

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**Planning
and
Zoning Department**

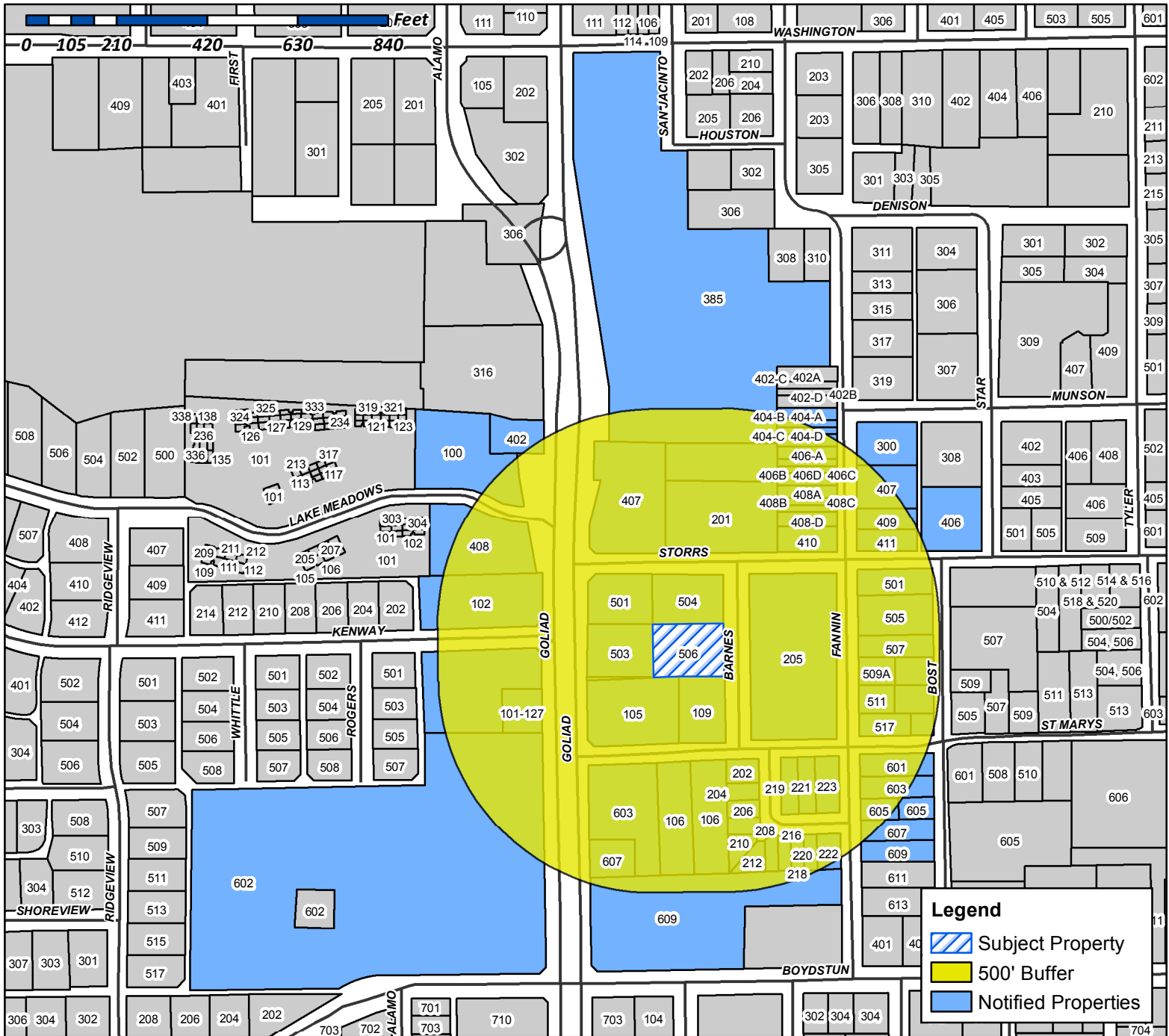
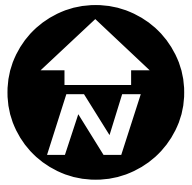
Korey M. Brooks
Planner
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087
T 972.772.6434
kbrooks@rockwall.com
<http://www.rockwall.com/planning/>



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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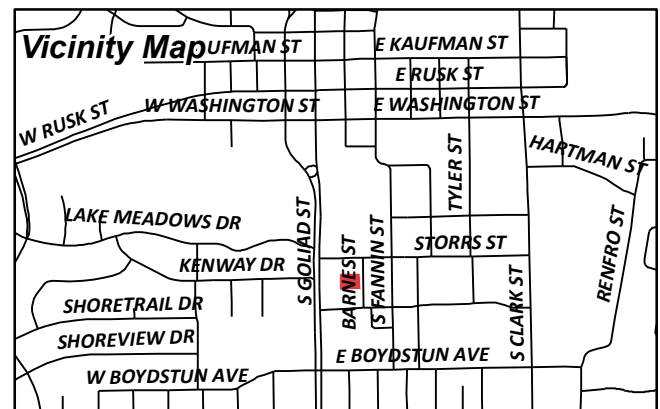
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Case Number: H2018-006
Case Name: 506 Barnes St
Case Type: Historic
Zoning: SF-7 to RO
Case Address: 506 Barnes St

Date Created: 05/04/2018

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



CURRENT RESIDENT
100 LAKE MEADOWS
ROCKWALL, TX 75087

CURRENT RESIDENT
103 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
105 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
107 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
109 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
111 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
117 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
119 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
121 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
123 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
127 KENWAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 KENWAY DR
ROCKWALL, TX 75087

ALBRIGHT & HILL PROPERTIES LLC
105 SAINT MARY ST #100
ROCKWALL, TX 75087

CURRENT RESIDENT
106 ST MARY
ROCKWALL, TX 75087

SPRAGUE CHRIS AND IVONNE
109 ST MARYS ST
ROCKWALL, TX 75087

ST MATTHIAS OLD CATHOLIC CHURCH
116 KENWAY ST
ROCKWALL, TX 75087

HEATH RENTAL PROPERTIES LLC
1309 MORaine PLACE
HEATH, TX 75032

BALL JUSTIN D
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

COLLINS KIMBERLY B -MCCREA
1401 VISTA VERDE ST
DENTON, TX 76210

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

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

SWAFFORD STEPHEN
1829 KELLY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

CURRENT RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

CAMPBELL W E
C/O RW SCC, LLC
206 STORRS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

BECERRA LUPE A
214 SAINT MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
218 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

CANTRELL KAREN DEE
2223 W FM 455
ANNA, TX 75409

CURRENT RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

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

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

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

HAMANN BRENT
315 ROLLIN MEADOWS CIRCLE
ROCKWALL, TX 75087

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

DAY SHARON K
315 S FANNIN
ROCKWALL, TX 75087

DAVIS LISA M
402 S GOLIAD ST
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-B S FANNIN ST
ROCKWALL, TX 75087

ESTES NOLAN
406 STARR 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

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

CURRENT RESIDENT
408 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408C S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

RIDDELL SHANNON MCCORD
501 S GOLIAD
ROCKWALL, TX 75087

SAINT JOSEPH BUILDING LLC
503 SOUTH GOLIAD
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

FOR HIS GLORY MANAGEMENT LLC
506 BARNES ST
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
509A S FANNIN ST
ROCKWALL, TX 75087

HEAD TIM
510 MARIPOSA
ROCKWALL, TX 75087

CURRENT RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

DOLAN JOHNNY O & VICKI L
555 RS COUNTY ROAD 1278
EMORY, TX 75440

ROCKWALL NH REALTY LTD
600 N PEARL ST STE 1100
DALLAS, TX 75201

CURRENT RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 S GOLIAD
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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607 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

BECKER CHRISTOPHER
7809 STONEHAVEN LN
ROWLETT, TX 75089

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
8614 SCOONER ST
ROWLETT, TX 75089

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

PEOPLES BILLY W SR
PO BOX 35
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

ROCKWALL ROTARY FOUNDATION
PO BOX 446
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

From: [Tara Migneault](#)
To: [Brooks, Korey](#)
Subject: 506 Barnes
Date: Friday, May 11, 2018 2:28:20 PM

My husband who recently passed away on April 5th 2018 started when Migneault Properties over 25 years ago and purchased 506 Barnes over 15 years ago to run the business. 15 years ago the city told him that he couldn't put a sign out and he couldn't have visitors coming in and out of the property since it was zoned residential and of course my husband would do anything to follow the law and there has been no issue. When he first purchased the property it was appraised as commercial and there was never any issue with the business being ran out of there until this year. My husband has done an amazing job keeping the house looking beautiful and there has never been incoming traffic...all we ask is that you would allow us to continue doing business so please allow us to rezone it commercial so we can move forward. Thank you

Tara Migneault
God Bless You





Permitted Land Uses in a Residential-Office (RO) District

Date: May 30, 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 & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Urban Farm ¹	S

Residential & Lodging	
Accessory Building ¹	P
Bed & Breakfast Operation ¹	P
Convent or Monastery	P
Garage	A
Home Occupation ¹	P
Residential Care Facility	S
Single Family, Detached ¹	P
Single Family, Zero Lot Line ¹	P
Swimming Pool, Private	A
Tennis Court Private	S
Townhouse	P

Institutional & Community Service	
Assisted Living Facility ¹	P
Convalescent Care Facility/Nursing Home ¹	P
Congregate Care Facility/Elderly Housing ¹	S
Day Care (7 or More Children) ¹	S
Group or Community Home ¹	P
Halfway House ¹	S
Library, Art Gallery or Museum (Public)	P

Office & Professional	
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	S

Recreation, Entertainment & Amusement	
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P

Retail & Personal Services	
Astrologer, Hypnotist, or Psychic Art and Science	P
General Retail Store	S
Hair Salon, Manicurist	S
Massage Therapist	P
Museum or Art Gallery (Private)	P
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	S
Studio - Art, Photography or Music	P

Commercial & Business Services	
Shoe and Boot Repair and Sales	S

Utilities, Communications & Transportation	
Antenna, Accessory ¹	P
Antenna, Commercial ¹	S
Antenna, Amateur Radio ¹	A
Antenna, Dish ¹	A



Permitted Land Uses in a Residential-Office (RO) District

Date: May 30, 2017

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

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
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish ¹	P
Solar Energy Collector Panels and Systems ¹	P
Transit Passenger Facility	S
Utilities Holding a Franchise From City of Rockwall	S
Utility Installation, Other Than Listed	S
Utility/Transmission Lines	S
Wireless Communication Tower	S

