



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # H2020-002 P&Z DATE CC DATE APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HPAB DATE 06/18/20 PARK BOARD DATE

| 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"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |
| <input type="checkbox"/> PHOTOMETRIC PLAN |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <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 |

| |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input checked="" type="checkbox"/> APPLICATIONS |
| <input type="checkbox"/> RECEIPT |
| <input checked="" type="checkbox"/> LOCATION MAP |
| <input type="checkbox"/> HOA MAP |
| <input type="checkbox"/> PON MAP |
| <input type="checkbox"/> FLU MAP |
| <input type="checkbox"/> NEWSPAPER PUBLIC NOTICE |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE |
| <input type="checkbox"/> PROJECT REVIEW |
| <input type="checkbox"/> STAFF REPORT |
| <input type="checkbox"/> CORRESPONDENCE |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED |
| <input type="checkbox"/> COPY-MARK-UPS |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE |
| <input type="checkbox"/> PLAT FILED DATE _____ |
| <input type="checkbox"/> CABINET # _____ |
| <input type="checkbox"/> SLIDE # _____ |
| NOTES: _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| ZONING MAP UPDATED _____ |



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER:

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

PROPERTY INFORMATION [PLEASE PRINT]

Address 505 WILLIAM ST.

Subdivision FARMERS & MERCHANTS ADDITION Lot B Block 12

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No

Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same.

Other, Specify:

Owner(s) Name KEVIN MCNEELY

Applicant(s) Name

Address 505 WILLIAM ST.

Address

Phone 972-800-0805

Phone

E-Mail KEVINMC43@gmail.com

E-Mail

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One]: Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify: FENCE REPLACEMENT

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 2,345

PROJECT DESCRIPTION. In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For Local Landmark Evaluation & Designation requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

REMOVE EXISTING FENCE & POSTS, INSTALL WOOD FENCE WITH METAL POSTS. FENCE SLATS WILL BE PAINTED WHITE TO MATCH HOUSE ACCENT COLOR AND WILL VARY IN HEIGHT FROM 54" ON WEST SIDE TO APPROXIMATELY 60" ON EAST SIDE. SLATS TO BE INSTALLED WITH 1" AIR GAPS PER CONTRACTOR BID ATTACHED. GATES FROM 40" TO 48" TO BE INSTALLED ON EACH SIDE.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature

Applicant's Signature

June 5, 2020

Historic Preservation Advisory Board
City of Rockwall

Kevin McNeely
505 Williams St.
Rockwall, Texas

To Whom it May Concern:

Please find attached a Small Matching Grant Application for the above referenced property, designated as a high contributing property in the Farmers & Merchants Addition of Old Town Rockwall. The proposed actions include the removal of remaining dilapidated wood fencing followed by installation of a new wood fence with metal posts. The fence on the west (left) side of the house will be installed at a height of approximately 54" with 1" air gaps vertical and horizontal. A walk through gate will be installed with posts 40" apart. The fence on the east (right) side of the house will be installed to an approximate height of 60" with matching air gaps and follow slight downward ground slope to the east and tie into existing post at neighbor's fence. A walk through gate will be installed with posts 48" apart.

The cedar wood slats will be painted white to match existing home accent color. The section of fence on the west (left) side of the structure will be installed at approximately 54" to match the high point of the neighbor's fence as well as being placed in line with the existing fence. The post separating the two fences will also be painted white to match. All metal posts will be set in concrete and located behind wood fencing slats and will not be visible from the front of the property. A sketch is provided on contractor bid and property survey, enclosed within the application packet.

The proposed improvements are expected to significantly enhance the aesthetics of the house from the frontage of the property as well as provide security. Based on these improvements we are requesting the maximum matching grant of \$1,000 as the professional fencing quote submitted totals \$2,345. Thank you for your consideration.

Respectfully,



Kevin McNeely



View of east side of property of fence to be removed.

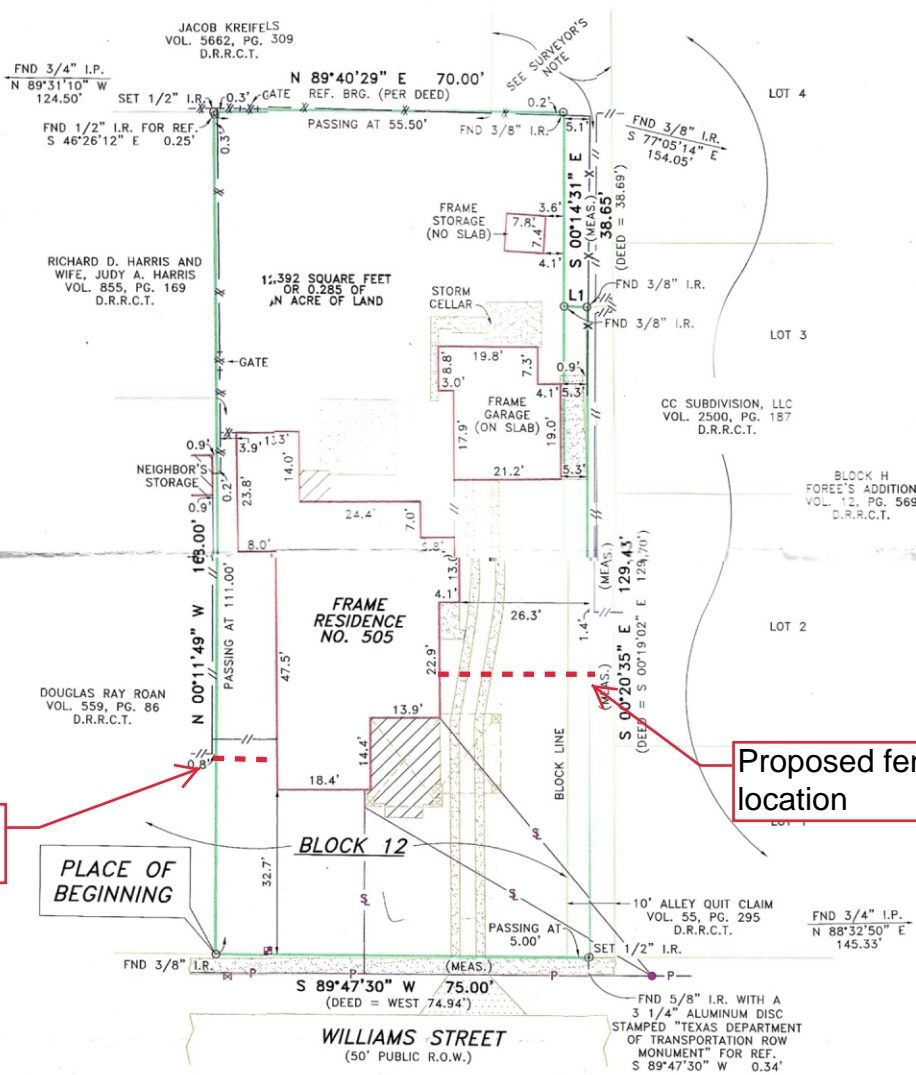


View of west side of property and neighbor's fence

SURVEY PLAT

BEING THE EAST 70 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME R, PAGE 313, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY ABANDONMENT DESCRIBED IN QUIT CLAIM DEED, RECORDED IN VOLUME 55, PAGE 295, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO LLOYD MIFFLIN, AND WIFE SUSAN MIFFLIN, RECORDED IN VOLUME 3591, PAGE 304, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN, RECORDED IN VOLUME 559, PAGE 86, DEED RECORDS, ROCKWALL COUNTY, TEXAS;
- THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.00 FEET, THE SOUTHEAST CORNER OF THAT PORTION OF SAID BLOCK 12 DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE, JUDY A. HARRIS, RECORDED IN VOLUME 855, PAGE 169, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 168.00 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE NORTH LINE OF SAID BLOCK 12, SAID POINT ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB KREIFELS, RECORDED IN VOLUME 5662, PAGE 309, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID HARRIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 46°26'12" EAST, A DISTANCE OF 0.25 FEET;
- THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 55.50 FEET, THE SOUTHEAST CORNER OF SAID KREIFELS TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 70.00 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 12;
- THENCE SOUTH 00°14'31" EAST, ALONG SAID BLOCK 12, A DISTANCE OF 38.65 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID QUIT CLAIM TRACT;
- THENCE NORTH 89°23'58" WEST, ALONG SAID QUIT CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, LLC, RECORDED IN VOLUME 2500, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS;
- THENCE SOUTH 00°20'35" EAST, A DISTANCE OF 129.43 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 5/8" IRON ROD WITH A 3 1/4" ALUMINUM DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" FOUND FOR REFERENCE BEARS SOUTH 89°47'30" WEST, A DISTANCE OF 0.34 FEET;
- THENCE SOUTH 89°47'30" WEST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.00 FEET THE SOUTHWEST CORNER OF SAID QUIT CLAIM TRACT, SAID BEING THE SOUTHEAST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,392 SQUARE FEET OR 0.285 OF AN ACRE OF LAND.



Proposed fence location

Proposed fence location

PLACE OF BEGINNING

SURVEYOR'S NOTE
 Surveyor unable to obtain ownership information on the remainder of the abandoned rights-of-way of Margaret Street and the 10 foot alley shown on plat of Foree's Addition.

NOTES
 1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.
 2) (P.P.) Indicates that Building Lines, Easements, Rights-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
 3) All boundary dimensions shown hereon are per Deed recorded in Volume 3591, Page 304, Deed Records, Rockwall County, Texas, unless otherwise noted.

FLOOD ZONE
 This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 480547 0040J, Zone "X", dated 09-26-08, of the Flood Insurance Rate Map.

| LINE CHART | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 89°23'58" W | 4.64' |



| LEGEND | |
|--------|--------------------------|
| ○ | POWER POLE |
| □ | GAS METER |
| ⊠ | WATER METER |
| — | POWERLINE |
| — | OVERHEAD SERVICE LINE |
| — | WOOD FENCE |
| — | CHAIN LINK FENCE |
| — | WIRE FENCE |
| — | COVERED AREA |
| — | LIGHT POLE |
| — | FIRE HYDRANT |
| — | CABLE BOX |
| ○ | WROUGHT IRON FENCE |
| — | BUILDING LINE |
| — | EASEMENT LINE |
| — | BRICK COLUMN |
| — | AIR CONDITIONER |
| — | WOOD DECK |
| — | CONCRETE |
| — | GRAVEL |
| — | TELEPHONE BOX |
| — | ELECTRIC BOX |
| — | WATER VALVE |
| — | IRRIGATION CONTROL VALVE |

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated, and there are no visible and apparent easements, encroachments, conflicts or professions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.

John S. Turner
 John S. Turner R.P.L.S. #5310

Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

707 Easy Street (972) 272-6287 Voice
 Garland, Texas 75042 (972) 272-8407 Fax

John S. Turner R.P.L.S. 5310
 www.analyticalinc.com

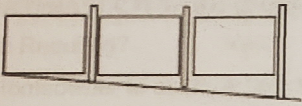
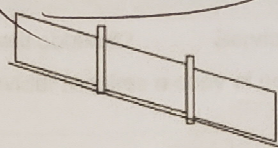
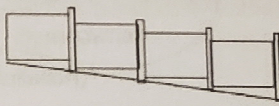
| | |
|-----------------------------------|------------------------------|
| Job Number: 88880-09 | Date: 06-04-09 |
| G.F. Number: CTCP87-8218709001517 | Title Company: CHICAGO TITLE |
| Certified to: HAMMERSCHMIDT | Drawn by: JY |

"A professional company operating in your best interest"

Fencing Quote/Specification

| | | | |
|---------------------|---------------------|-----------------------|--------------------|
| NEELY | KEVIN | 0531 | 1-86602671438 |
| Customer Last Name | Customer First Name | Store # / Branch Name | Customer Lead/ PO# |
| 505 WILLIAMS STREET | ROCKWALL | TX | 75087 |
| Customer Address | City | State | Zip |
| 972-800-0805 | | | |
| Home Phone# | Work Phone# | Cell Phone# | Cross Street 1 |
| | | | Cross Street 2 |

FENCE INSTALLATION RELATED TO GRADE:

| | | |
|--|---|---|
| <p>LEVEL</p>  <p>FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)</p> | <p>FOLLOWING FLOW</p>  <p>SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND FENCE WILL BE UNEVEN AT TOP</p> | <p>STEPPED INSTALLATION</p>  <p>STEEP SLOPE WHERE FENCE CANNOT "RACK" ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE. (CUSTOMER TO FILL IN GAPS)</p> |
|--|---|---|

| | LEVEL | FOLLOWING FLOW | STEPPED INSTALLATION |
|-----------------|---|---|--|
| OPTION 1 | Material: <u>CEEDAR</u> Height: <u>6'</u> Post Cap: <u>DOMIC</u> Post Type: <u>METAL</u> | Footage: <u>51</u> Color: <u></u> Picket Type: <u>1x6</u> | Style: <u>SIDE BY SIDE</u> If Gates: <u>2 WACK</u> Rail Type: <u>2x4</u> Estimate: \$ <u></u> |
| OPTION 2 | Material: <u></u> Height: <u></u> Post Cap: <u></u> Post Type: <u></u> | Footage: <u></u> Color: <u></u> Picket Type: <u></u> | Style: <u></u> If Gates: <u></u> Rail Type: <u></u> Estimate: \$ <u></u> |
| OPTION 3 | Material: <u></u> Height: <u></u> Post Cap: <u></u> Post Type: <u></u> | Footage: <u></u> Color: <u></u> Picket Type: <u></u> | Style: <u></u> If Gates: <u></u> Rail Type: <u></u> Estimate: \$ <u></u> |

This quote is valid for 30 days

NOTES:



Fencing Quote/Specification

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

jack jcannedy@buzzfence.com

cell 214-384-0432 fax 817-481-7225

Salesperson Name

Registration # (Req. in CA,CT,ME,MD,MI,NJ,DC)

MCNEELY KEVIN

0531

1-86602671438

Customer Last Name Customer First Name

Store # / Branch Name

Customer Lead/ PO#

505 WILLIAMS STREET

ROCKWALL

TX 75087

Customer Address

City

State Zip

972-800-0805

Home Phone#

Work Phone#

Cell Phone#

Cross Street 1

Cross Street 2

TEAR DOWN & HAUL AWAY
OLD 23' x 4' FRONT (R)

INSTALL 60" TO 72"

TALL CEDAR ON METAL
POST WITH 1" AIR
GAP VERTICAL & BOTTOM

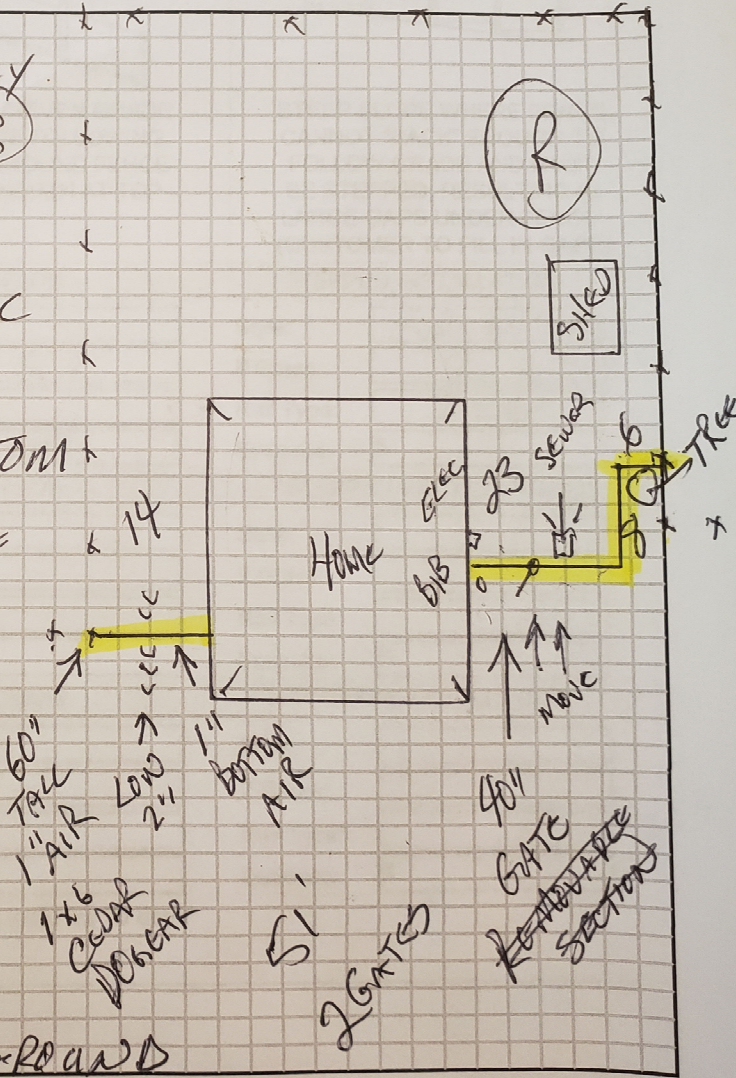
PICKETS WRC 1x6 DE

2345 -

PRESTAIN BROWN

ADD #600 -

* CUT OLD POST AT GROUND





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: June 18, 2020
APPLICANT: Kevin McNeely
CASE NUMBER: H2020-002.; *Small Matching Grant*

On June 5, 2020, staff received an application for a Certificate of Appropriateness (COA) [H2020-002] and a Small Matching Grant from the property owner -- *Kevin McNeely* -- for the purpose of facilitating the construction of a fence on the subject property at 505 Williams Street. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (*i.e. High, Medium, or Low Contributing*) or *Landmarked Properties* are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *High Contributing Property*. The project includes improvements that will be visible from the street (*i.e. installation of new fence*) and based on the applicant's scope of work, the property is eligible for matching funds. The total valuation of the project provided by the applicant is \$2,345.00, and would be qualified for a small matching grant of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). As of June 18, 2020, the Historic Preservation Advisory Board (HPAB) has approved two (2) small matching grants for FY2019. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,500.



DATE: 08/07/2020

TO: Kevin McNeely
505 Williams Street
Rockwall, Texas, 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2020-002; 505 Williams Street (Small Matching Grant)

Kevin McNeely:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Historic Preservation Advisory Board (HPAB) on 06/18/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

Historic Preservation Advisory Board

Board member Francisco made a motion to approve item H2020-002. Board member Bowlin seconded the motion which passed by a vote of 4-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

Henry Lee
Planner