



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2020-003 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# 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

0 20 40 80 120 160 Feet

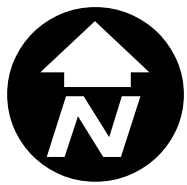
H2020-003- COA FOR 505 WILLIAMS STREET  
HISTORIC - LOCATION MAP = 



# City of Rockwall

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





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;

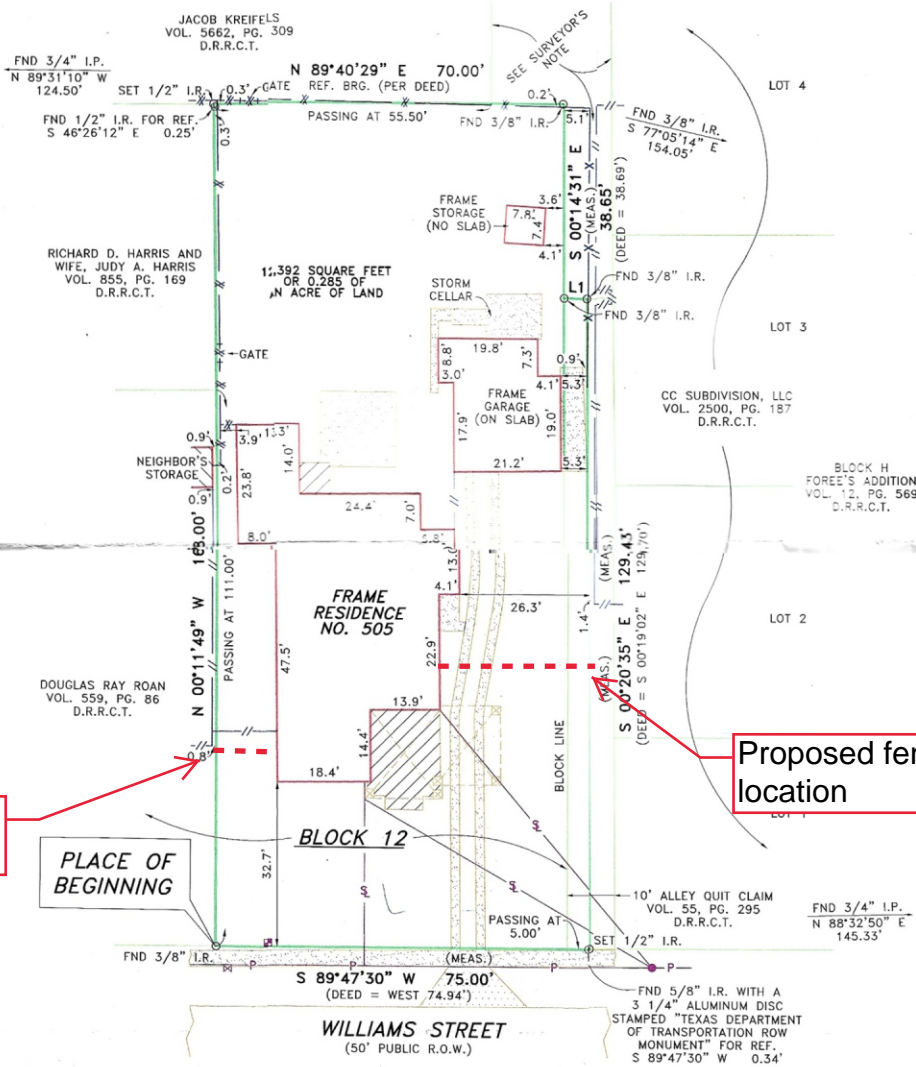
THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 55.50 FEET, THE SOUTHEAST CORNER OF SAID KREIFELS TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 70.00 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 12;

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 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

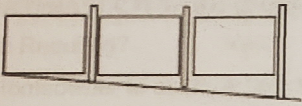
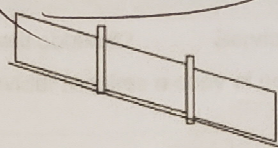
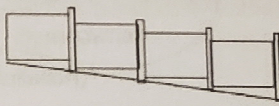
John S. Turner R.P.L.S. 5310  
 www.analyticalinc.com

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><b>LEVEL</b></p> <p>FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)</p>	 <p><b>FOLLOWING FLOW</b></p> <p>SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND FENCE WILL BE UNEVEN AT TOP</p>	 <p><b>STEPPED INSTALLATION</b></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>
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	LEVEL	FOLLOWING FLOW	STEPPED INSTALLATION
<b>OPTION 1</b>	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>
<b>OPTION 2</b>	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>
<b>OPTION 3</b>	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](http://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

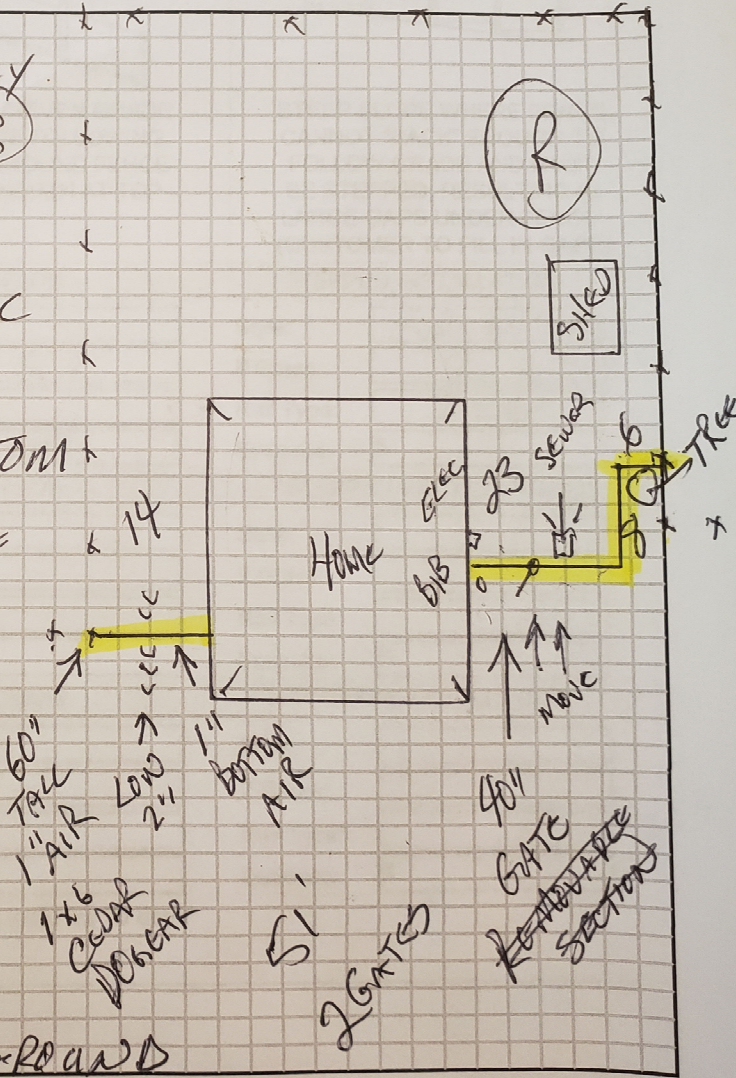
PICKETS WRC 1x6 DE

\$ 2345-

PRESTAIN BROWN

ADD \$600-

\* CUT OLD POST AT GROUND





# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Historic Preservation Advisory Board  
**DATE:** 06/18/2020  
**APPLICANT:** Kevin McNeely  
**CASE NUMBER:** H2020-003; *Certificate of Appropriateness (COA) for 505 Williams Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing* property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505 Williams Street, and take any action necessary.

### BACKGROUND

The subject property is a part of the Old Town Rockwall, and was annexed prior to 1934 based on the 1934 Sanborn Maps. According to the *2017 Historic Resource Survey*, the subject property is classified as a *High-Contributing* property. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~1,934 SF single-family home, a 224 SF covered porch, and an outbuilding/garage that was constructed in 1920. Staff should note that the *2017 Historic Resources Survey* indicates that the structures were actually built in 1925 per the Sanborn Maps, and that the outbuilding/garage and single-family home were both determined to be *High Contributing* structures. Also existing on the subject property are a 100 SF storage building and a 528 SF detached garage that were both built in 2003 and are considered to be *Non-Contributing* structures. The existing single-family home is a one (1) story bungalow built with craftsman style influences. This property was originally known as the *Camp House*.

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a new residential fence on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 505 Williams Street. The land uses adjacent to the subject property are as follows:

*North:* Directly north of the subject property is the boundary of the Old Town Rockwall Historic District. Beyond this is a 0.145-acre parcel of land with a single-family home that was constructed in 1985 and that faces onto Austin Street (*i.e. 506 Austin Street*). North of this property is a 0.111-acre tract of land (*i.e. a portion of Lot 13 of the F&M Subdivision*) -- owned by the property owner at 507 Parks Street -- that has a ~600 SF detached garage built in 1980 and a ~480 SF carport built in 2018 situated on it. Beyond this is a 0.163-acre parcel of land with a ~910 SF single-family home that was constructed in 1948. All of these properties are zoned Single-Family 7 (SF-7) District.

*South:* Directly south of the subject is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a ~1,982 SF single-family home built in 1925 situated on a 0.45-acre parcel of land (*i.e. 504 Williams Street*). According to the 2017 Historic Resource Survey, this property is designated as a *High Contributing Property*, and is identified as one (1) of the two (2) sister homes (*the other is at 602 Park Street*). Also south of the subject property and west of 504 Williams Street, is ~1,514 SF single-family home built in 1990 on a 0.45-acre parcel of land identified as a *Non-Contributing Property*. On the east side of 504 Williams Street is a ~3,848 SF single-family home built in 1985 on



a 0.388-acre parcel of land that is identified as a *Non-Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

East: Directly east of the subject property is an unpaved 20-foot alleyway, which is currently not being used. East of this right-of-way is 507 Williams Street, which is a 0.228-acre *Non-Contributing* parcel of land with a ~1,809 SF single-family home that was constructed in 1940 situated on it. Beyond this is 509 Williams Street, which is a 0.228-acre parcel of land with a 1,354 SF single-family home built in 1975 situated on it. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

West: Directly west of the subject property is 501 Williams Street, which is a 0.176-acre parcel of land with a ~1,542 SF single-family home built in 1999 situated on it. Beyond this is Austin Street, which is identified as a R2U (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.386-acre parcel of land with a ~2,666 SF single-family home built in 1920 situated on it (*i.e. 501 Williams Street*). According to the *2017 Historic Resource Survey*, this property is designated as a *High Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall Historic District.

### CHARACTERISTICS OF THE PROJECT

The applicant is proposing to remove the existing fence and posts to install a new wood fence with metal posts. The fence on the west side of the house will be installed at a height of approximately 54-inches with one (1) inch air gaps running vertically and horizontally. This section of the fence will be installed at approximately 54-inches to match the high point of the neighbor's fence, and be placed in line with the existing fence. The post separating the two (2) fences will also be painted white to match the existing single-family homes' accent color. A walk-through gate will be installed with posts 40-inches apart. The fence on the east side of the house will be installed to an approximate height of 60-inches with matching air gaps that will follow the slight downward slope of the ground to the east, and tie into existing post at neighbor's fence at Williams Street. A walk-through gate will be installed with posts 48-inches apart. The cedar wood slats will be painted white to match the existing single-family homes' accent color. All metal posts will be set in concrete and be located on the inside of the fence facing towards the house and will not be visible from the front of the property.

### CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the proposed fence is visible from Williams Street and will have posts that match the accent color of the existing single-family home. In addition, the proposed fence will realign the fence pickets' orientation vertically. Currently, the fence pickets are oriented horizontally, which is not characteristic of the surrounding area. According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e.*] and proposed preservation criteria ..." The applicant's proposed scope of work does not appear to impair the historical integrity of the property; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

### CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) 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.



DATE: 07/20/2020

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: H2020-003; 505 Williams Street (COA)

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 06/18/2002. 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 H2020-003. 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', written over a white background.

Henry Lee  
Planner