



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2021-001 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE 01/21/21 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 checked="" 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: _____
_____
_____
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_____
_____
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: H2021-001

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 205 NORTH CLARK

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

### 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 \_\_\_\_\_ APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 205 North Clark ADDRESS \_\_\_\_\_

Rockwall TX 75087

PHONE 214-726-5559 PHONE \_\_\_\_\_

E-MAIL RickyCawthon@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: GARDEN SHED

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 18000<sup>00</sup>

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.

12x20 Garden Shed

### 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 Rick Cawthon APPLICANT'S SIGNATURE Rick Cawthon

To whom it may concern:

1/6/2021

Requesting permit to install a preconstructed 12x20 Garden Shed in the backyard of my non contributing home at 205 North Clark, Rockwall Texas 75087.

The building to be constructed to match the house using like materials of my home's structure (wood siding, composite shingle roof) .

Thanks,

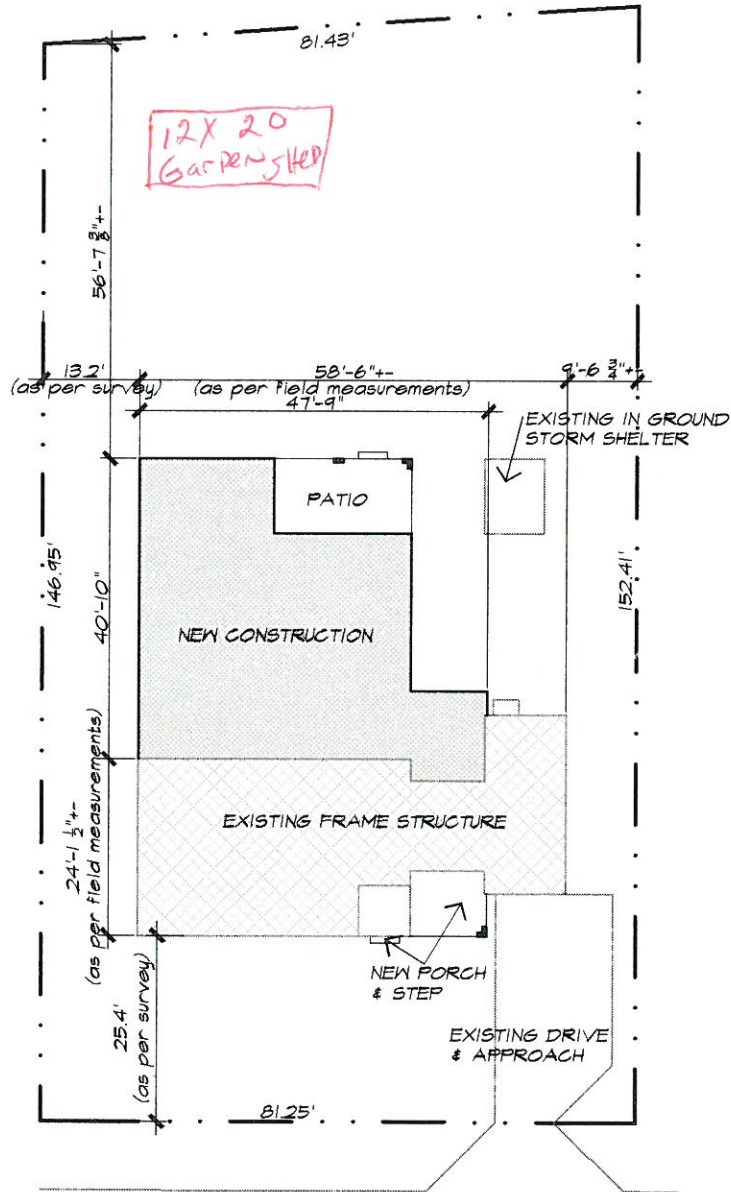
Rick Cawthon/ owner

214-726-5559

Rickgcawthon@gmail.com

SALE





205 N. CLARK ST.

LOT AREA = 12,161.73 SF  
 LOT COVERAGE = 24.8%

PLAN # C 2431  
 DATE: 10/17/2019

**SITE PLAN**  
 PART OF BLOCK 22  
 THE FARMERS AND MERCHANTS NATION BANK ADDITION  
 ROCKWALL, TEXAS

SCALE: 1" = 20'-0"

**MRouse Designs**

2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrousedesigns.com

"WHERE DESIGN EXCELLENCE BEGINS"

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PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



# 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

**TO:** Historic Preservation Advisory Board

**DATE:** January 21, 2021

**APPLICANT:** Rick Cawthon

**CASE NUMBER:** H2021-001; *Certificate of Appropriateness (COA) for 205 N. Clark Street*

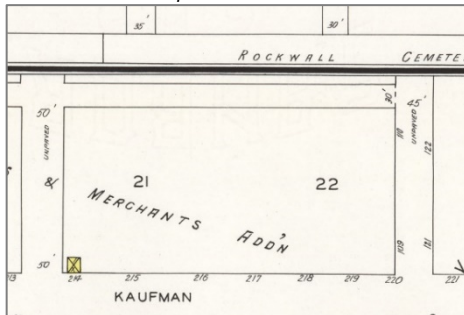
### SUMMARY

Hold a public hearing to discuss and consider a request by Rick Cawthon for the approval of a Certificate of Appropriateness (COA) for an accessory structure on a Medium-Contributing Property identified as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 205 N. Clark Street, and take any action necessary.

### BACKGROUND

The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing* property. The Rockwall Central Appraisal District (RCAD) indicates there is a 1,146 SF single-family home and a 264 SF garage existing on the subject property. According to the *2017 Historic Resource Survey* these structures were constructed circa 1955.

1934 Sanborn Map



Subject Property; March 2019



The single-family home currently on the subject property is a one (1) story house built with ranch style influences. On December 19, 2019, the Historic Preservation Advisory Board approved a Certificate of Appropriateness (COA) to allow [1] an addition to the rear of the home and [2] modifications to the existing front porch (*i.e. replacing the wrought iron with wood posts and incorporating a gable above the porch*).

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for an accessory structure for the purpose of facilitating a subsequent request for a Specific Use Permit (SUP) for an accessory structure that exceeds the maximum size permitted by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located at 205 N. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a park trail situated within an existing public right-of-way that connects N. Clark Street to Lofland Park. Beyond this is a 0.689-acre parcel of land situated within the Old Town Rockwall (OTR) Historic District (i.e. 303 N. Clark Street). According to the 2017 Historic Resource Survey, 303 N. Clark Street is considered a *Medium-Contributing* property. Beyond this is a 0.907-acre parcel of land situated within the Old Town Rockwall (OTR) Historic District (i.e. 602 Williams Street). According to the 2017 Historic Resource Survey, 602 Williams Street is considered a *High-Contributing* property. Beyond this is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject are three (3) properties, two (2) of which have single-family homes situated on them (i.e. 201 & 203 N. Clark Street) and one (1) of which is a vacant 0.231-acre parcel of land. All of these properties are zoned Single-Family 7 (SF-7) District, are within the Old Town Rockwall (OTR) Historic District, and are considered to be *Non-Contributing* properties. Beyond this is E. Kaufman Street, which is indicated as a R2U (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) properties, one (1) with a single-family home (i.e. 610 E. Kaufman Street) and one (1) of which is a vacant 0.18-acre parcel of land. Both of the properties are located within in the Old Town Rockwall (OTR) Historic District and considered *Non-Contributing* properties. Beyond this are two (2) properties, one (1) of which has a single-family home situated on it (i.e. 609 E. Rusk Street) and one (1) of which is a vacant 0.23-acre parcel of land. Both properties are within the Old Town Rockwall (OTR) Historic District, with the vacant parcel considered to be a *Non-Contributing* property and 609 E. Rusk Street considered a *Medium-Contributing* property. Beyond this is E. Rusk Street, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.312-acre parcel of land with a ~1,904 SF single-family home that was constructed in 1972 situated on it. This structure is classified as *Medium Contributing*. Beyond this is a vacant 0.72-acre parcel of land zoned Single-Family 7 (SF-7) District. Beyond this is Howard Dobbs Elementary School.

West: Directly west of the subject property is are eight (8) parcels of land (i.e. 403, 405, 501, 503, 505, 601, & 605 E. Kaufman Street) all located within the Old Town Rockwall (OTR) Historic District. Two (2) parcels are vacant and six (6) have single-family homes (i.e. 403, 501, 503, 505, 601, & 605 E. Kaufman Street). All of the properties are zoned Single-Family 7 (SF-7) District and are considered *Non-Contributing* properties.

## CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building. The proposed structure will be a total of 240 SF or 12-feet by 20-feet, and be approximately fourteen (14) feet in height. The accessory building will be located at the rear of the property and will meet all the setback requirements stipulated by the Unified Development Code (UDC). A new foundation will be poured to support the structure. The exterior materials will include wood siding and a composite shingle roof, which will generally match the existing single-family home. The applicant has indicated the color of the siding will be white with black trim. The applicant has also indicated that no utilities will be ran to the structure.

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

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF." In this case, the proposed accessory building will be 240 SF, which is 96 SF larger than what is permitted by the UDC.

According to the *Building Standards* contained in Section 07 of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(n)ew additions to existing buildings or structures, including the construction of an additional freestanding building or structure on a lot, or new construction which utilizes existing party walls, should be accomplished as outline in these guidelines [i.e. the guidelines contained in Appendix D, *Historic Preservation Guidelines*] if the definition of an

applicable property is met." The property being identified as a *Medium Contributing* property would make the proposed structure subject to the following:

- (1) Height. All new buildings shall be constructed to a height which is consistent and compatible with the existing neighboring historic structures on the same block face.
- (2) Building Setback and Orientation. The setback and building orientation should be visually compatible with the subject property and existing block face
- (3) Building Façade and Materials. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures. The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.
- (4) Roofs. Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District. Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed. The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.

In this case the proposed accessory building is fourteen (14) feet in total height, which appears to be generally compatible with other accessory buildings in the surrounding area. The setback of the proposed accessory building is compatible with the surrounding neighborhood character, in that most of the accessory structures meet the current setback requirements (*e.g. the majority are located behind the primary structure and appear to meet the side and rear setbacks*). The proposed structure will face northeast. The applicant is proposing white wood siding with black trim, and composite shingle roof, which matches the existing home. Staff analyzed other accessory buildings in the area and determined that the proposed accessory building is generally compatible with the size and scale of the surrounding area. Staff should note that of the 25 accessory buildings analyzed in this surrounding area, the average size of an accessory building was 267 SF.

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 ...". Approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Since this case will also require the approval of a Specific Use Permit (SUP), if the Historic Preservation Advisory Board (HPAB) chooses to grant the Certificate of Appropriateness (COA), a recommendation of approval for the Specific Use Permit (SUP) will be forwarded to the Planning and Zoning Commission and City Council.

### **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be required to submit a Specific Use Permit (SUP) for the proposed detached garage unless the size is brought into conformance with the requirements of the Unified Development Code (UDC); and,
- (2) 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 APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2021-001

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]:

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- DOWNTOWN (DT) DISTRICT

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- 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 205 NORTH CLARK

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

### 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

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OWNER(S) NAME \_\_\_\_\_

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 205 North Clark  
Rockwall TX 75087

ADDRESS \_\_\_\_\_

PHONE 214-726-5559

PHONE \_\_\_\_\_

E-MAIL RickyCawthon@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: GARDEN SHED

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 18000<sup>00</sup>

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.

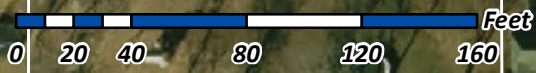
12x20 Garden Shed

### OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

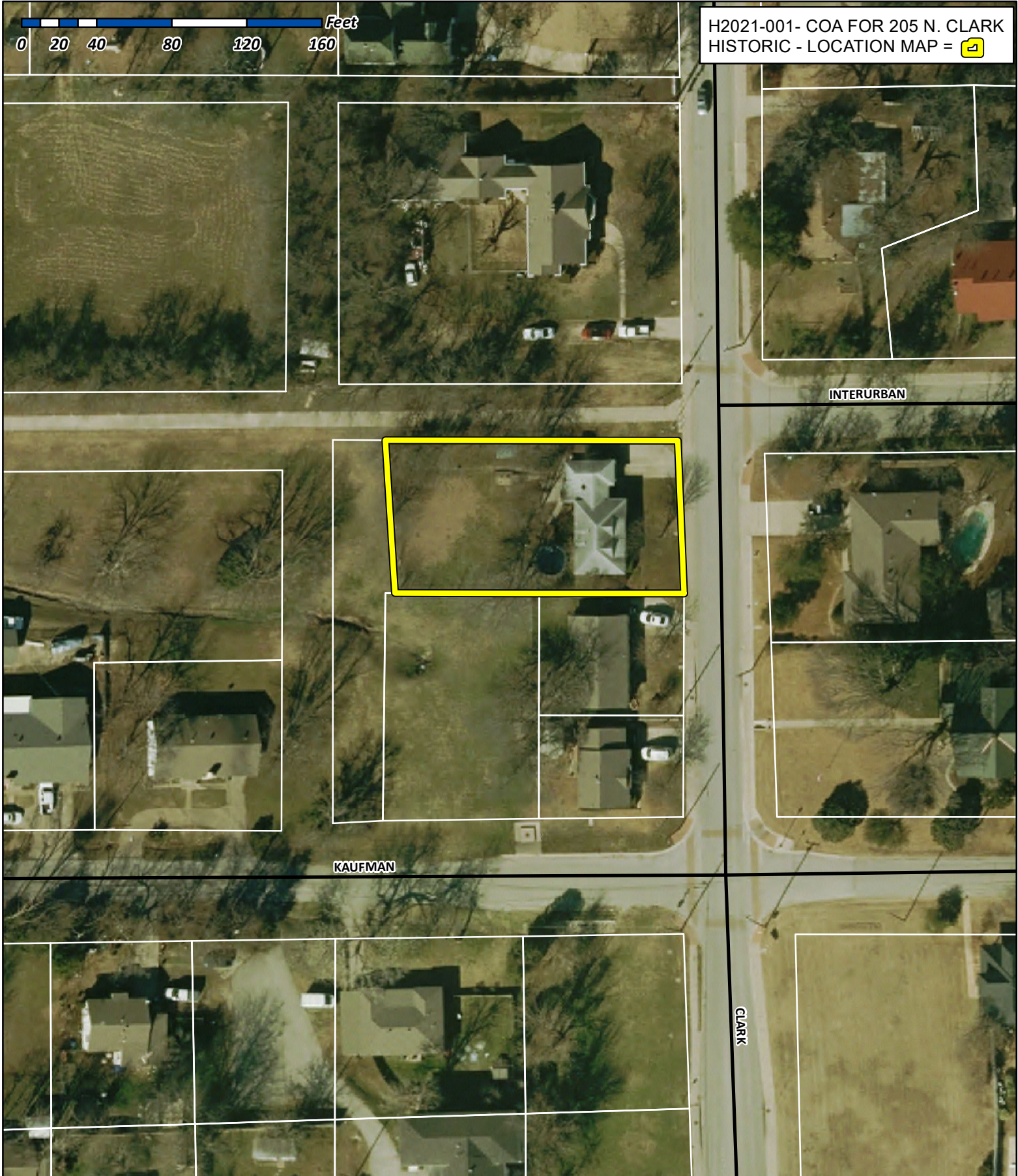
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APPLICANT'S SIGNATURE Rick Cawthon



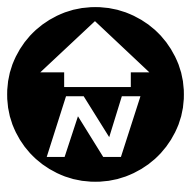
H2021-001- COA FOR 205 N. CLARK  
 HISTORIC - LOCATION MAP =



# 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.





Google

To whom it may concern:

1/6/2021

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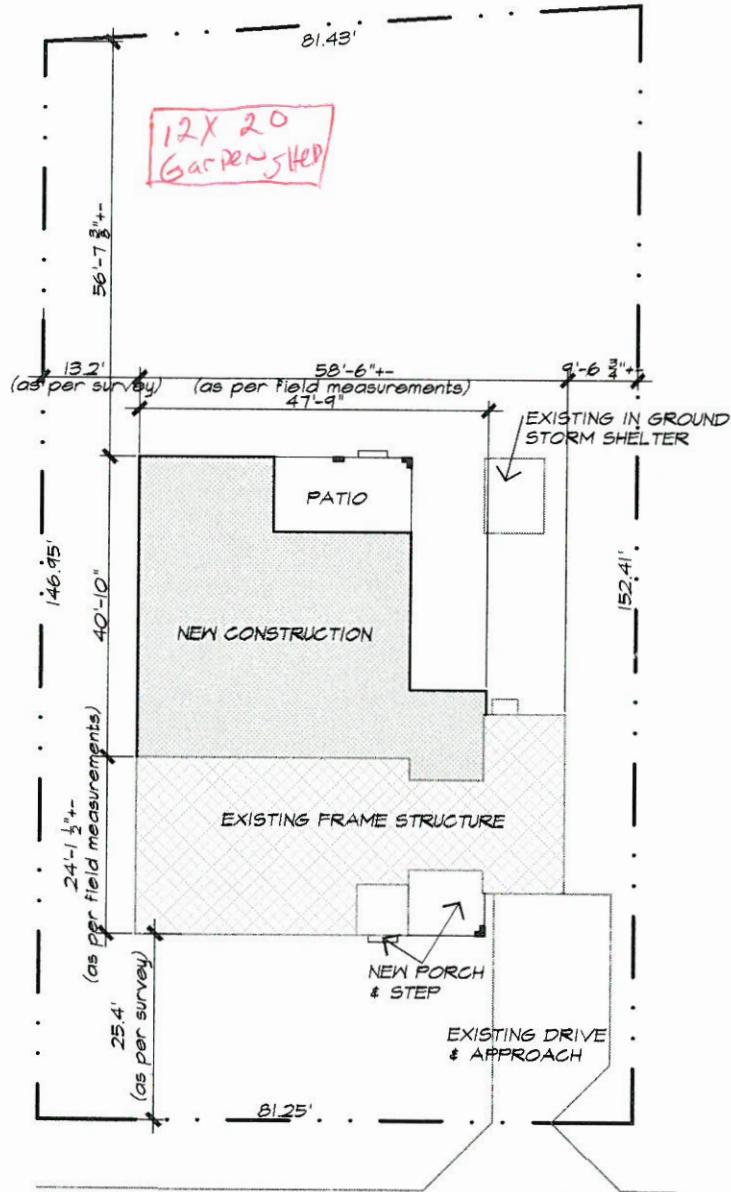
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Thanks,

Rick Cawthon/ owner

214-726-5559

Rickgcawthon@gmail.com



205 N. CLARK ST.

LOT AREA = 12,161.73 SF  
 LOT COVERAGE = 24.8%

PLAN # C 2431  
 DATE: 10/17/2019

# SITE PLAN

SCALE: 1" = 20'-0"

PART OF BLOCK 22

THE FARMERS AND MERCHANTS NATION BANK ADDITION

ROCKWALL, TEXAS

**M Rouse Designs**

2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrouse designs.com

WHERE DESIGN EXCELLENCE BEGINS™

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SALE



## Ross, Bethany

---

**From:** Rick Cawthon <rickgcawthon@gmail.com>  
**Sent:** Monday, January 11, 2021 9:26 AM  
**To:** Lee, Henry  
**Subject:** Re: Historic District H2021-001 Questions

Good morning Henry.

The structure is a shed not a shop don't know if that matters. Paint color is the same as the picture and our house, white with black trim and black roof. 5/12 roof pitch. 12 feet at ridge and 14 feet at the top of the cupola. No utilities. Premade shed by Ulrich Company out of Cleburne Texas. Sits on concrete blocks. Ulrich is a premium shed builder and this is their top of the line shed, Elite series. Hope this helps,

Rick

Sent from my iPhone

On Jan 11, 2021, at 8:36 AM, Lee, Henry wrote:

Good Morning,

I am beginning my review and report for your garden shop and I have a few questions. What is the total height of the shop?

What is the roof pitch? What colors of paint will be used? What utilities are being run to the shop?

Do you plan on putting the pre-made shop on a concrete foundation? The concrete foundation is required by our code.

If you can get this information back to me at your earliest convenience that would be great. If you have any questions feel free to contact me.

Thank you,

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## Ross, Bethany

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**From:** Rick Cawthon <rickgcawthon@gmail.com>  
**Sent:** Monday, January 11, 2021 11:54 AM  
**To:** Lee, Henry  
**Subject:** Re: Historic District H2021-001 Questions

The new construction is in progress, already been through the historic board and the permit issued. 10 foot setback from existing fence side and back. The shed will set at an angle facing Northeast. This is not a permanent structure it is portable personal property

Sent from my iPhone

On Jan 11, 2021, at 11:35 AM, Lee, Henry wrote:

Good Morning,

The foundation will be covered in the building permit, but I didn't want you to have any late surprises. In Rockwall we require all permanent structures to have a concrete foundation.

In this case you will not be allowed to use concrete blocks; once again this will be covered in the building permit. As I am finishing up my review here I did have a few more questions. Which direction will the shed face?

Can you confirm the setbacks from your property line; does the drawing on the survey show exactly where the shed will be? Lastly when looking at the survey I see that it shows new construction on it. Is this for a future project? I just want to confirm that your approval will only be for the shed. If you have any questions let me know.

Thank you,

---

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## Ross, Bethany

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**From:** Lee, Henry  
**Sent:** Monday, January 11, 2021 1:37 PM  
**To:** 'Rick Cawthon'  
**Subject:** RE: Historic District H2021-001 Questions

Good Afternoon,

Per our City code a portable accessory building is considered a standard accessory structure and must be on a concrete foundation.

Also if we consider this building as portable it cannot exceed 120 SF; this size cannot be granted any exceptions.

Please review the additions requirements on page 128 of our [Unified Development Code](#).

In summary if there is no concrete foundation for this structure then it cannot be constructed.

If you have any questions about this feel free to contact me.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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**From:** Rick Cawthon  
**Sent:** Monday, January 11, 2021 11:54 AM  
**To:** Lee, Henry  
**Subject:** Re: Historic District H2021-001 Questions

The new construction is in progress, already been through the historic board and the permit issued. 10 foot setback from existing fence side and back. The shed will set at an angle facing Northeast. This is not a permanent structure it is portable personal property

Sent from my iPhone

On Jan 11, 2021, at 11:35 AM, Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)> wrote:

Good Morning,

The foundation will be covered in the building permit, but I didn't want you to have any late surprises. In Rockwall we require all permanent structures to have a concrete foundation.

In this case you will not be allowed to use concrete blocks; once again this will be covered in the building permit. As I am finishing up my review here I did have a few more questions. Which direction will the shed face?

Can you confirm the setbacks from your property line; does the drawing on the survey show exactly where the shed will be? Lastly when looking at the survey I see that it shows new construction on it. Is this for a future project? I just want to confirm that your approval will only be for the shed. If you have any questions let me know.

Thank you,

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**From:** Rick Cawthon <[rickgcawthon@gmail.com](mailto:rickgcawthon@gmail.com)>  
**Sent:** Monday, January 11, 2021 9:26 AM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** Re: Historic District H2021-001 Questions

Good morning Henry.

The structure is a shed not a shop don't know if that matters. Paint color is the same as the picture and our house, white with black trim and black roof. 5/12 roof pitch. 12 feet at ridge and 14 feet at the top of the cupola. No utilities. Premade shed by Ulrich Company out of Cleburne Texas. Sits on concrete blocks. Ulrich is a premium shed builder and this is their top of the line shed , Elite series. Hope this helps,  
Rick

Sent from my iPhone

On Jan 11, 2021, at 8:36 AM, Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)> wrote:

Good Morning,

I am beginning my review and report for your garden shop and I have a few questions.

What is the total height of the shop?

What is the roof pitch? What colors of paint will be used? What utilities are being run to the shop?

Do you plan on putting the pre-made shop on a concrete foundation? The concrete foundation is required by our code.

If you can get this information back to me at your earliest convenience that would be great. If you have any questions feel free to contact me.

Thank you,

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385 S. Goliad Street, Rockwall, TX 75087

## Ross, Bethany

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**From:** Rick Cawthon <rickgcawthon@gmail.com>  
**Sent:** Monday, January 18, 2021 11:48 AM  
**To:** Lee, Henry  
**Subject:** Re: Historic District H2021-001 Questions

Morning Henry,  
Call me when you get 5 minutes to answer a couple questions.  
Thanks Rick  
214-726-5559

Sent from my iPhone

On Jan 11, 2021, at 1:37 PM, Lee, Henry wrote:

Good Afternoon,  
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**From:** [Rick Cawthon](#)  
**To:** [Lee, Henry](#)  
**Subject:** Re: Historic District H2021-001 Questions  
**Date:** Monday, January 11, 2021 9:25:57 AM

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Good morning Henry.

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