



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # K2021-010 P&Z DATE        CC DATE        APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE        HPAB DATE 12/10/21 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input 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: H2021-010

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

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

Patricia Edwards

APPLICANT(S) NAME

ADDRESS

602 William St  
Rockwall TX 75087

ADDRESS

PHONE

214.315.0474

PHONE

E-MAIL

E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$

**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.

I did an addition to the top of a small stone wall in my back yard which was dilapidated to the point of being unsafe. I was misinformed by my contractor in regards to a permit because it was a detached structure built in 1999 by Peg Parrell. I stayed well within the historical esthetics of the property & only improved it. It is also blocking some terribly bright flood lights placed too high & all around the property next door.

## 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











# 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:** December 16, 2021  
**APPLICANT:** Patricia Edwards  
**CASE NUMBER:** H2021-010; *Certificate of Appropriateness (COA) for 602 Williams Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Patricia Edwards for the approval of a *Certificate of Appropriateness (COA)* for a *High Contributing Property* being a 0.907-acre tract of land identified as a portion of Block 121 of the B. F. Boydston 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 602 Williams Street, and take any action necessary.

### BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a ~4,623 SF single-family home constructed in 1935, and a ~2,409 SF secondary living unit/guest quarters and a 90 SF portable accessory building constructed in 1995. According to the *2017 Historic Resource Survey*, the single-family home constructed on the subject property is built in the colonial revival architectural style and is classified as a *High Contributing Property*. In addition, the survey states that single-family home was built in 1915, not in 1935 as indicated by RCAD. According to the January 3, 1972 historic zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Single-Family 7 (SF-7) District.

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting a wall and fence built without a permit and extending a ten (10) foot wall on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 602 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property 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 601 Williams Street, which is a 0.6428-acre parcel of land with a ~2,847 SF single-family home situated on it. According to the *2017 Historic Resource Survey* the home was built in 1918, and is designated as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District and the remainder of the Foree Addition, which was established on February 2, 1913 and consists of 26 single-family homes zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is 303 N. Clark Street, which is a 0.689-acre parcel of land with a ~2,401 SF single-family home situated on it. According to the *2017 Historic Resource Survey* the home was built circa 1950 and is designated as a *Medium Contributing Property*. Beyond this is 205 N. Clark Street, which is a 0.323-acre parcel of land with a ~1,146 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, the home was built circa 1955 and is designated as a *Medium Contributing Property*. Beyond this are four (4) parcels of land, two (2) vacant and two (2) developed with single-family homes. All four (4) properties are designated as

*Non-Contributing* and zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is N. Clark 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 306 N. Clark Street, which is a 0.947-acre parcel of land with a ~2,379 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was built circa 1915 and is designated as a *Medium Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is 510 Williams Street, which is a 0.388-acre parcel of land with a ~3,848 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was built circa 1965 and is designated as a *Medium Contributing Property*. Beyond this is 504 Williams Street, which is a 0.450-acre parcel of land with a ~1,982 SF single-family situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated as a *High Contributing Property*. Beyond this is 502 Williams Street, which is a 0.450-acre parcel of land with a ~1,994 SF single-family home situated on it. According to the *2017 Historic Resource Survey*, this home was constructed circa 1925 and is designated 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 (OTR) Historic District.

## **CHARACTERISTICS OF THE PROJECT**

On December 2, 2021, the Neighborhood Improvement Services (NIS) Department initiated a proactive (*or internal*) compliance case concerning the unpermitted construction of an eight (8) foot cedar fence and the increase/expansion of an existing stone wall and fireplace. Since this work was completed without a building permit, the applicant had not sought approval of a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB). After the applicant and staff spoke about the unpermitted improvements, the applicant submitted a Certificate of Appropriateness (COA) application. Submitted with this application, was a request to allow the stone wall to continue south along the western property line. The original wall was estimated to be five (5) feet tall, and the finished height of the wall -- *after the unpermitted improvements* -- is ten (10) feet. Utilizing aerial imagery of the existing stone wall, it appears to be approximately 34-feet in length, extending from the rear façade of the home to approximately 13-feet behind the front façade of the guest quarters. Within your packet are photos provided by the applicant and from the Neighborhood Improvement Services (NIS) Department depicting the scope of work completed. Staff has provided a map showing the existing improvements, the unpermitted fence, and the requested extension of the wall.

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

According to Section 07(H), *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 ... (a)ny 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 new cedar fence is the only wood fence on the subject property, with the other perimeter fences being wrought iron or chain link. According to Subsection 02.01, *General Definitions*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, according to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the maximum height of a residential fence is eight (8) feet. In this case the stone wall is considered a fence and exceeds the maximum height requirement by two (2) feet. The proposed continuation of the ten (10) foot stone wall would also exceed the eight (8) foot maximum residential fence requirement. The applicant has stated to staff that the additional height of the wall is required to block floodlights on the adjacent property to the west. Staff should also note that the applicant has attempted to match the stone on the existing wall with the stone used to increase the height of the wall, and would be required to do so on the proposed expansion along the southern property line. It should also be stated that the applicant will be required to submit and be approved for a fence exception from the Planning and Zoning Commission for the increased height of the wall. This means that if the Historic Preservation Advisory Board (HPAB) approves this Certificate of Appropriateness (COA), a recommendation for approval will be forward to the Planning and Zoning Commission.



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 and proposed preservation criteria ...” That being said the 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) The applicant shall be required to submit an exception request to the Planning and Zoning Commission for the additional height to the fence.
- (2) The applicant will be required to match the stone used on the existing wall and the stone used to increase the height of the wall on the proposed expansion along the southern property line.
- (3) 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: H2021-010

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

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

Patricia Edwards

APPLICANT(S) NAME

ADDRESS

602 William St  
Rockwall TX 75087

ADDRESS

PHONE

214.315.0474

PHONE

E-MAIL

E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$

**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.

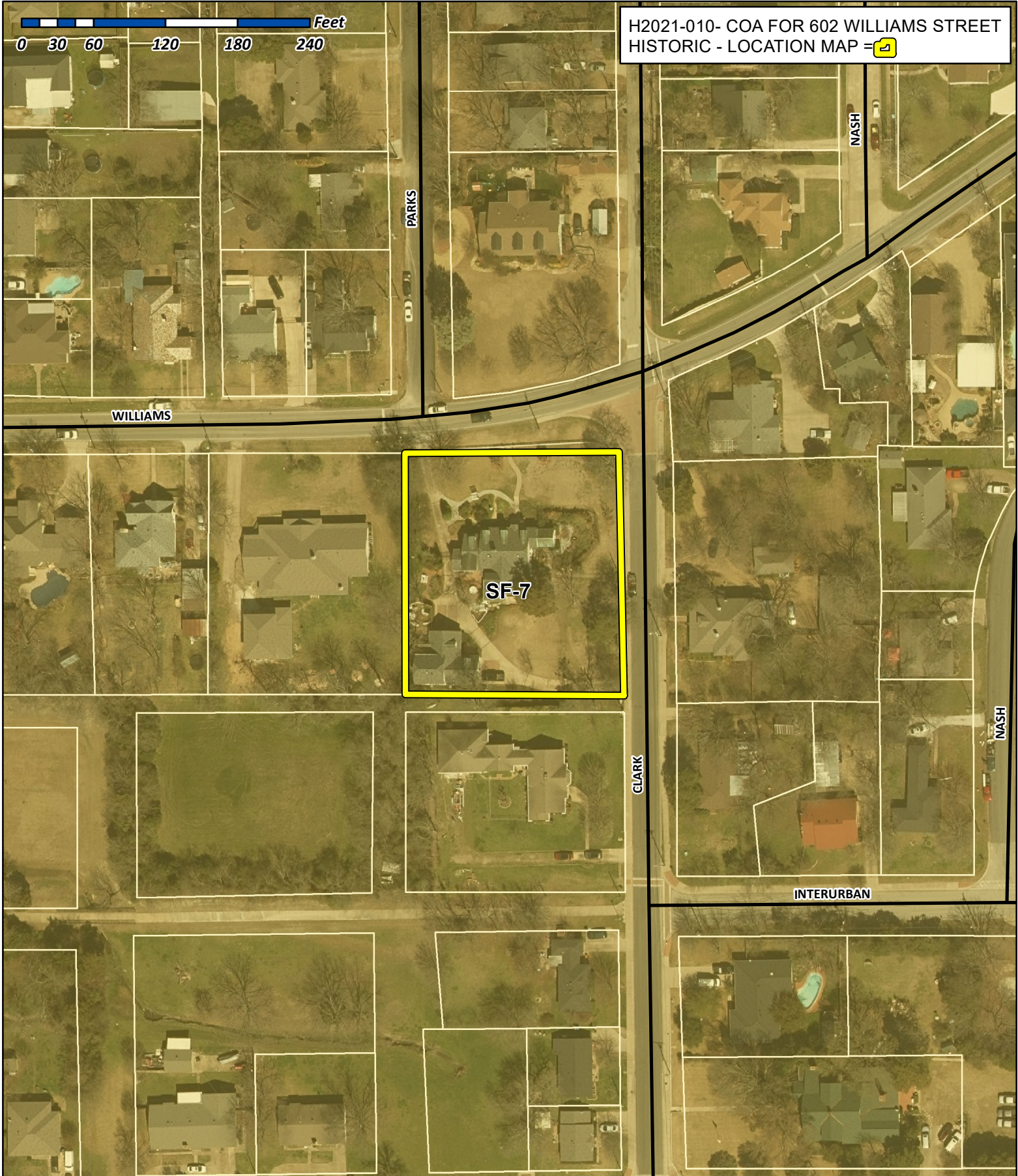
I did an addition to the top of a small stone wall in my back yard which was dilapidated to the point of being unsafe. I was misinformed by my contractor in regards to a permit because it was a detached structure built in 1999 by Peg Parrell. I stayed well within the historical esthetics of the property & only improved it. It is also blocking some terribly bright flood lights placed too high & all around the property next door.

## 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



H2021-010- COA FOR 602 WILLIAMS STREET  
 HISTORIC - LOCATION MAP

0 30 60 120 180 240 Feet

WILLIAMS

PARKS

NASH

SF-7

CLARK

NASH

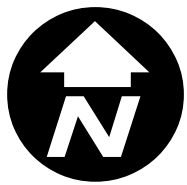
INTERURBAN

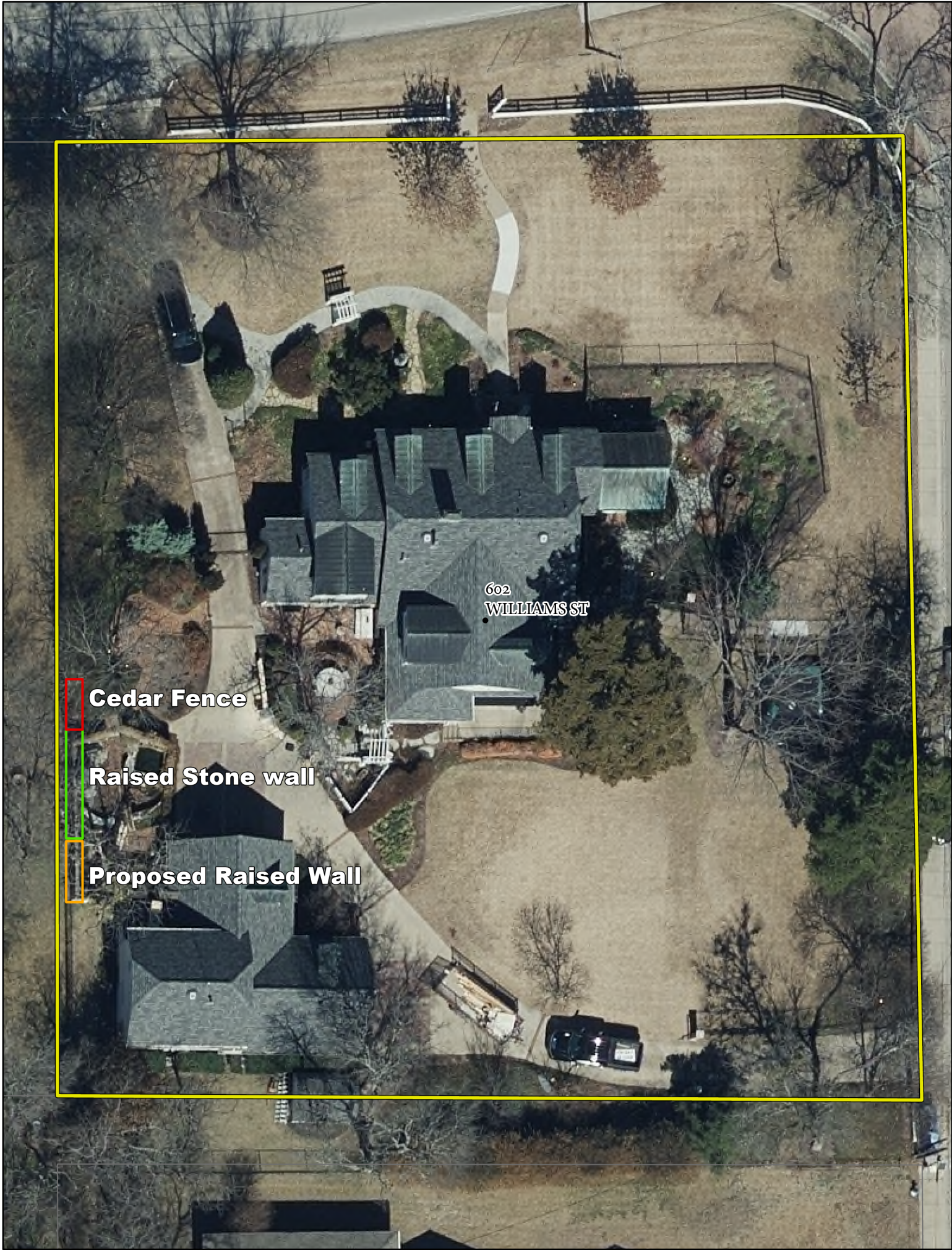


# City of Rockwall

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.





602  
WILLIAMS ST

Cedar Fence

Raised Stone wall

Proposed Raised Wall











## Lee, Henry

---

**From:** patricia edwards [REDACTED]  
**Sent:** Tuesday, December 7, 2021 5:27 PM  
**To:** Lee, Henry  
**Subject:** Photos from patricia Edward's  
**Attachments:** 087C89CA-5EB1-429C-8A0C-36FC250DEBBD.jpeg; DE752CE3-0538-48EA-A068-ED7D60B9B679.png; 58CE7793-233B-4EE6-A17B-15D51F73002A.jpeg; 7CAC56BE-1F90-47E5-86A5-0AC02EE1A69E.jpeg

Hi Henry Here are the photos we discussed yesterday. Also my obnoxious neighbor is building a big structure behind his Guest House. It doesn't look like he has a permit for it it looks like a mom and pop build but I'm worried about the height and the light intrusion so if this happens I'll have to continue to build onto my wall all the way around. They've already laid the foundation as of today. If you're facing my house is the house on the right I'm very concerned about this new structure going up which started today I have a real strong feeling a light intrusion is going to be horrible. Also Remember I don't respond to her email but did you ever find out if it would be OK for me to build a shed?

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Thursday, December 9, 2021 4:54 PM  
**To:** 'patricia edwards'  
**Subject:** RE: Photos from patricia Edward's

Good Afternoon,

I apologize in advance for the email, as I understand your situation. That being said I tried to reach out a couple times today to update you with new important information I have. Firstly I have your Certificate of Appropriateness case memo completed for the meeting on the 16<sup>th</sup>. However that being said, while drafting my report it was brought to my attention that because the wall is greater than 8-feet in height it exceeds our residential fence requirements. This would mean that once you are approved at the Historic Board you would need to apply for a variance from the Planning and Zoning Commission on December 17. The important part here is that the fee is \$100.00 for the variance and because the wall was built up without a building permit there is an extra \$1000.00 fee; the total fee would be \$1,100.00. The schedule going forward for your fence, wall, and shed is: December 16, 2021 → Historic Board votes on the fence and wall, December 17, 2021 → submit for a variance for the 10' wall, before January 7, 2022 → submit to the Historic Board for the shed, January 14, 2022 → submit to Planning and Zoning for the shed. I know this is a lot of information, so if you have any questions feel free to contact me. Once again I apologize for the email.

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

---

**From:** patricia edwards [REDACTED]  
**Sent:** Tuesday, December 7, 2021 5:27 PM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** Photos from patricia Edward's

Hi Henry Here are the photos we discussed yesterday. Also my obnoxious neighbor is building a big structure behind his Guest House. It doesn't look like he has a permit for it it looks like a mom and pop build but I'm worried about the height and the light intrusion so if this happens I'll have to continue to build onto my wall all the way around. They've already laid the foundation as of today. If you're facing my house is the house on the right I'm very concerned about this new structure going up which started today I have a real strong feeling a light intrusion is going to be horrible. Also Remember I don't respond to her email but did you ever find out if it would be OK for me to build a shed?

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



DATE: January 7, 2022

TO: Patricia Edwards  
602 William Street  
Rockwall, Texas, 75087

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

SUBJECT: H2021-010; COA for 602 Williams Street

Patricia Edwards:

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 December 16, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant shall be required to submit an exception request to the Planning and Zoning Commission for the additional height to the fence.
- (2) The applicant will be required to match the stone used on the existing wall and the stone used to increase the height of the wall on the proposed expansion along the southern property line.
- (3) 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

On December 16, 2021, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 4-1, with Board Member Miller dissenting and Board Member(s) McClintock and Bowlin absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee  
Planner