



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2022-001 P&Z DATE CC DATE APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HPAB DATE 02/17/22 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 # _____ |
| 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 511 Munson St, Rockwall, TX 75087

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 Charles Rickerson APPLICANT(S) NAME _____

ADDRESS 511 Munson St ADDRESS _____

Rockwall, TX 75087

PHONE 214-862-4283 PHONE _____

E-MAIL rickererson@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 Install/Rod Iron

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 2,000

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.

Wrought - Rod Iron fence installed with gate on ^{Left} ~~either~~ side.
Picture will be attached showing example of finished fence. Poles Will be round.

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 [Signature] APPLICANT'S SIGNATURE [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: January 20, 2022
APPLICANT: Charles Rickerson
CASE NUMBER: H2022-001; *Certificate of Appropriateness (COA) for 511 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Charles Rickerson for the approval of a Certificate of Appropriateness (COA) for a *Non-Contributing Property* being a 0.207-acre parcel of land identified as a Lot 11 of the Dawson 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 511 Munson Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the city prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~726 SF single-family home that was constructed in 1967. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Non-Contributing Property*. The home situated on the subject property is one (1) story and was constructed in a *Minimal Traditional* style. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map.

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 addressed as 511 Munson Street. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a 1.712-acre parcel of land that serves as the Clark Street Park. Beyond this are several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.
- South: Directly south of the subject is Munson Street, which is identified 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 several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.
- East: Directly east of the subject property is a 0.207-acre parcel of land (*i.e. 513 Munson Street*) developed with a ~740 SF single-family home constructed in 1982. According to the *2017 Historic Resource Survey*, this property is designated as a *Non-Contributing Property*. Beyond this is S. 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 1.181-acre parcel of land (*i.e. 307 S. Clark Street*) developed with a ~1,636 SF single-family home constructed in 1890. 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 (OTR) Historic District.

West: Directly west of the subject property are five (5) parcels of land (i.e. 501, 503, 505, 507, and 509 Munson Street) each developed with a single-family home. According to the 2017 *Historic Resource Survey*, all of these homes are designated as a *Non-Contributing Properties* with the exception 501 Munson Street, which is designated as a *Medium 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. Beyond this is Tyler Street, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a wrought iron fence with gate that will stand four (4) feet in height. According to the site plan provided by the applicant the wrought iron gate will be located to the left or west of the home and will connect the home to the fence along the west property line. The wrought iron fence on the right or east side of the home will connect the home to the fence on the east property line. Currently, there is no existing fence where the proposed wrought iron fence with gate are to be located on the property. If approved the wrought iron fence with gate will have direct visibility from Munson Street.

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 wrought iron fence with gate would be the only wrought iron fence on Munson Street within the Old Town Rockwall (OTR) Historic District. The majority of the other fences along Munson Street utilize six (6) foot cedar fences, with the exception of the properties directly adjacent to the subject property, which utilize a four (4) foot chain link fence. With this being said, the subject property and the surrounding properties on Munson Street are all *Non-Contributing Properties* within the Old Town Rockwall (OTR) Historic District. 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 ..." The applicant's proposed scope of work does not appear to impair the historical integrity of the subject property or the adjacent properties; 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 Appropriateness (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 local, state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION PACKET

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

HISTORIC PRESERVATION ADVISORY BOARD (HPAB)

The Historic Preservation Advisory Board (HPAB) is a seven (7) member board generally consisting of one (1) design professional (e.g. architect, planner, etc.), one (1) member of the Rockwall County Historical Foundation, one (1) general contractor, one (1) property owner with property in the Historic Overlay (HO) District, and three (3) citizens interested in historic preservation that is purposed with providing professional recommendations to the City Council and Planning & Zoning Commission with regards to site plans, building alternatives, and building plans proposed within the Historic Overlay (HO) District, or where applicable. Additionally, the board is responsible for providing recommendations concerning the status of properties within the Historic Overlay (HO) District, or where requested. These designations include: *Landmarked, High Contributing, Medium Contributing, Low Contributing and Non-Contributing.*

For more information concerning the Historic Preservation Advisory Board (HPAB) or to find out how you can sign up to join this board please visit www.rockwall.com/HistoricPreservation.asp or contact a staff member at (972) 771-7745.

MEETING CALENDAR FOR 2022

The Historic Preservation Advisory Board (HPAB) generally meets the third (3rd) Thursday of each month in the Council Chambers on the second (2nd) floor of City Hall (385 S. Goliad Street, Rockwall, TX 75087) at 6:00 pm. Below are the application deadline and meeting dates for the HPAB and the corresponding Planning and Zoning Commission and City Council dates. It should be noted that only Certificate of Appropriateness (COA) cases can be appealed to the City Council. Site plans and zoning cases that require approval of the Planning and Zoning Commission will be the only cases required to attend the Planning and Zoning Commission and City Council meetings.

| APPLICATION DEADLINE | HPAB MEETING ⁽¹⁾ | PLANNING AND ZONING COMMISSION MEETING ⁽¹⁾ | CITY COUNCIL MEETING ^{(1) & (3)} |
|----------------------|-----------------------------|---|---|
| January 7, 2022 | January 20, 2022 | January 25, 2022 | February 7, 2022 |
| February 4, 2022 | February 17, 2022 | February 28, 2022 (Monday) | March 7, 2022 |
| March 4, 2022 | March 17, 2022 | March 29, 2022 | April 4, 2022 |
| April 1, 2022 | April 21, 2022 | April 26, 2022 | May 2, 2022 |
| May 6, 2022 | May 19, 2022 | May 31, 2022 | June 6, 2022 |
| June 3, 2022 | June 16, 2022 | June 28, 2022 | July 5, 2022 (Tuesday) |
| July 1, 2022 | July 21, 2022 | July 26, 2022 | August 1, 2022 |
| August 5, 2022 | August 18, 2022 | August 30, 2022 | September 6, 2022 (Tuesday) |
| September 2, 2022 | September 15, 2022 | September 27, 2022 | October 3, 2022 |
| October 7, 2022 | October 20, 2022 | October 25, 2022 | November 7, 2022 |
| November 4, 2022 | November 17, 2022 | November 29, 2022 | December 5, 2022 |
| December 2, 2022 | December 15, 2022 | December 27, 2022 | January 2, 2023 |
| January 6, 2023 | January 19, 2023 | January 31, 2023 | February 6, 2023 |

NOTES:

- 1: MEETINGS HELD AT 6:00 PM IN THE CITY COUNCIL CHAMBERS.
- 2: MAY BE CANCELLED DUE TO HOLIDAYS.
- 3: ZONING AND SPECIFIC USE PERMITS WILL REQUIRE A SECOND READING OF THE ORDINANCE PRIOR TO FINAL APPROVAL/ADOPTION. PLEASE SEE THE DEVELOPMENT APPLICATION SCHEDULE TO SEE SECOND READING DATES.



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 *511 Munson St, Rockwall, TX 75087*

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 *Charles Rickerson*

APPLICANT(S) NAME

ADDRESS *511 Munson St
Rockwall, TX 75087*

ADDRESS

PHONE *214-862-4283*

PHONE

E-MAIL *rickererson@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 Install/Rod Iron

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

\$ 2,000

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.

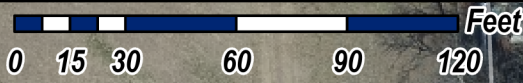
Wrought
*- Rod Iron fence installed with gate on ^{Left} ~~either~~ side.
Picture will be attached showing example of finished fence. Poles Will be round.*


OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

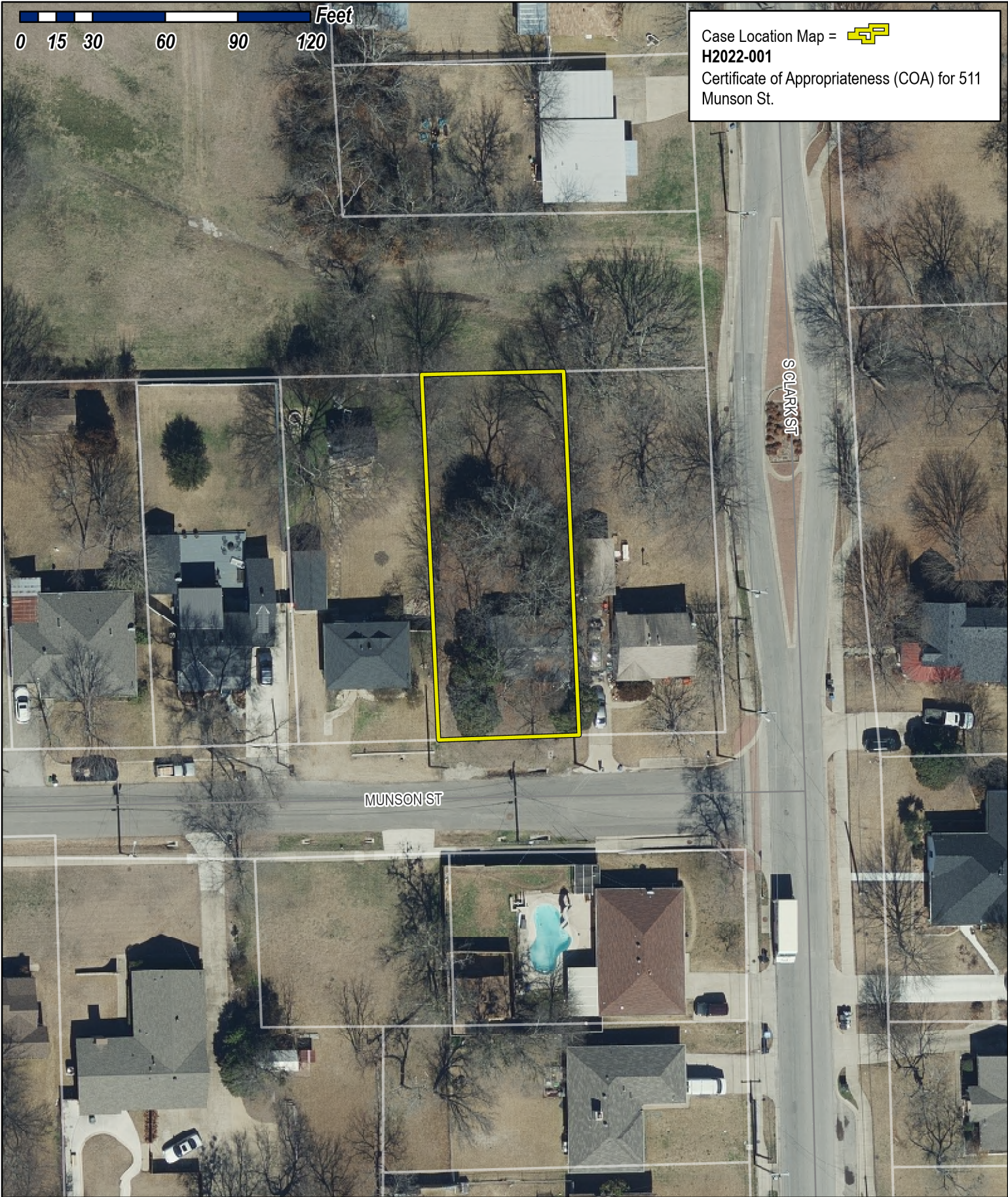
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



Case Location Map = 
H2022-001
Certificate of Appropriateness (COA) for 511
Munson St.



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.















CITY OF ROCKWALL

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: February 17, 2022
APPLICANT: Charles Rickerson
CASE NUMBER: H2022-001; *Certificate of Appropriateness (COA) for 511 Munson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Charles Rickerson for the approval of a Certificate of Appropriateness (COA) for a *Non-Contributing Property* being a 0.207-acre parcel of land identified as a Lot 11 of the Dawson 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 511 Munson Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the city prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a ~726 SF single-family home that was constructed in 1967. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Non-Contributing Property*. The home situated on the subject property is one (1) story and was constructed in a *Minimal Traditional* style. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map.

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 addressed as 511 Munson Street. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a 1.712-acre parcel of land that serves as the Clark Street Park. Beyond this are several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.
- South: Directly south of the subject is Munson Street, which is identified 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 several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.
- East: Directly east of the subject property is a 0.207-acre parcel of land (*i.e. 513 Munson Street*) developed with a ~740 SF single-family home constructed in 1982. According to the *2017 Historic Resource Survey*, this property is designated as a *Non-Contributing Property*. Beyond this is S. 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 1.181-acre parcel of land (*i.e. 307 S. Clark Street*) developed with a ~1,636 SF single-family home constructed in 1890. 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 (OTR) Historic District.

West: Directly west of the subject property are five (5) parcels of land (*i.e.* 501, 503, 505, 507, and 509 Munson Street) each developed with a single-family home. According to the 2017 *Historic Resource Survey*, all of these homes are designated as a *Non-Contributing Properties* with the exception 501 Munson Street, which is designated as a *Medium 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. Beyond this is Tyler Street, which is identified as a R2U (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a wrought iron fence with gate that will stand four (4) feet in height. According to the site plan provided by the applicant the wrought iron gate will be located to the left or west of the home and will connect the home to the fence along the west property line. The wrought iron fence on the right or east side of the home will connect the home to the fence on the east property line. Currently, there is no existing fence where the proposed wrought iron fence with gate are to be located on the property. If approved the wrought iron fence with gate will have direct visibility from Munson Street.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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CONDITIONS OF APPROVAL

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HISTORIC PRESERVATION ADVISORY BOARD APPLICATION PACKET

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

HISTORIC PRESERVATION ADVISORY BOARD (HPAB)

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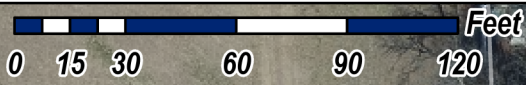
MEETING CALENDAR FOR 2022


The Historic Preservation Advisory Board (HPAB) generally meets the third (3rd) Thursday of each month in the Council Chambers on the second (2nd) floor of City Hall (385 S. Goliad Street, Rockwall, TX 75087) at 6:00 pm. Below are the application deadline and meeting dates for the HPAB and the corresponding Planning and Zoning Commission and City Council dates. It should be noted that only Certificate of Appropriateness (COA) cases can be appealed to the City Council. Site plans and zoning cases that require approval of the Planning and Zoning Commission will be the only cases required to attend the Planning and Zoning Commission and City Council meetings.

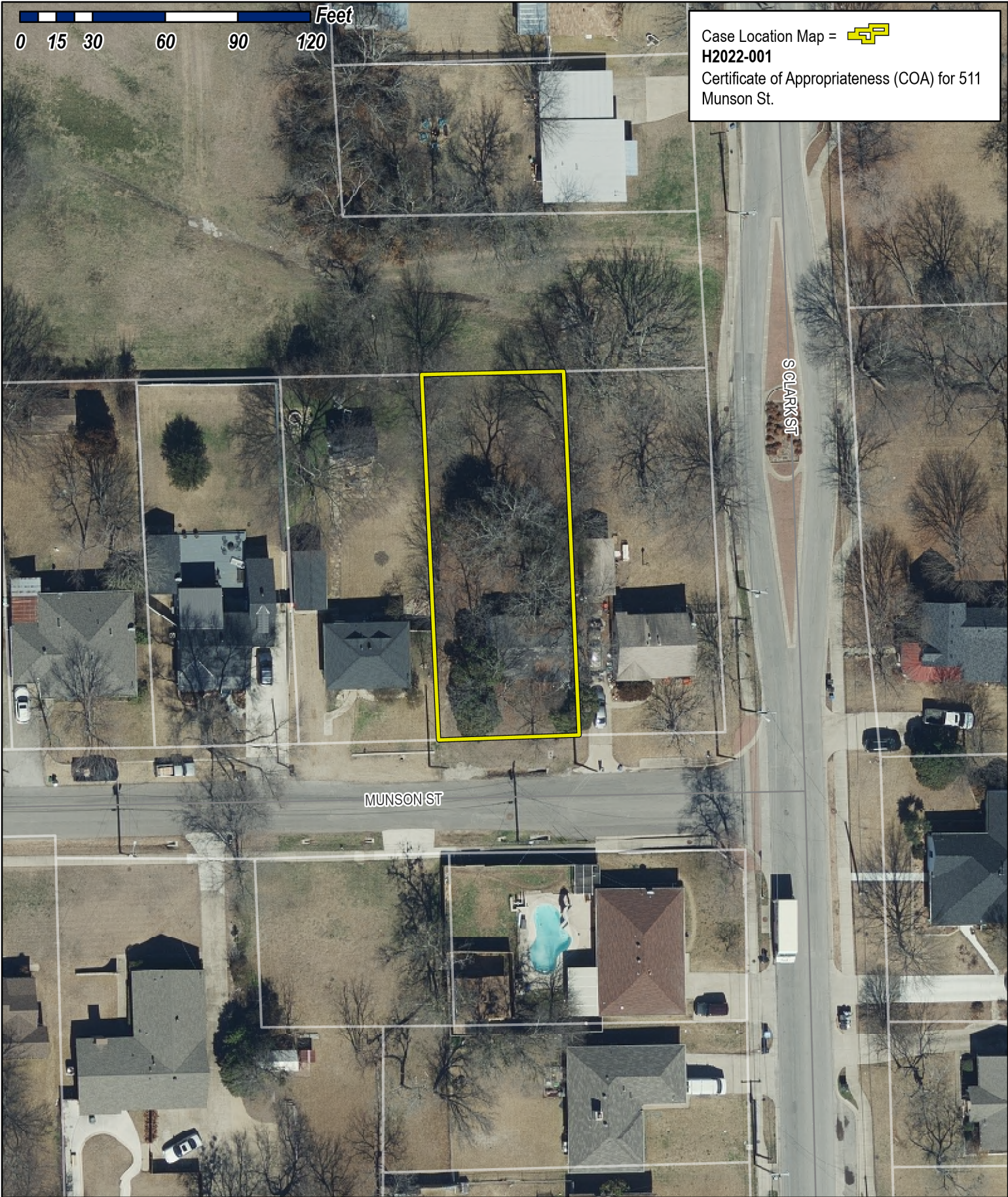
| APPLICATION DEADLINE | HPAB MEETING ⁽¹⁾ | PLANNING AND ZONING COMMISSION MEETING ⁽¹⁾ | CITY COUNCIL MEETING ^{(1) & (3)} |
|----------------------|-----------------------------|---|---|
| January 7, 2022 | January 20, 2022 | January 25, 2022 | February 7, 2022 |
| February 4, 2022 | February 17, 2022 | February 28, 2022 (Monday) | March 7, 2022 |
| March 4, 2022 | March 17, 2022 | March 29, 2022 | April 4, 2022 |
| April 1, 2022 | April 21, 2022 | April 26, 2022 | May 2, 2022 |
| May 6, 2022 | May 19, 2022 | May 31, 2022 | June 6, 2022 |
| June 3, 2022 | June 16, 2022 | June 28, 2022 | July 5, 2022 (Tuesday) |
| July 1, 2022 | July 21, 2022 | July 26, 2022 | August 1, 2022 |
| August 5, 2022 | August 18, 2022 | August 30, 2022 | September 6, 2022 (Tuesday) |
| September 2, 2022 | September 15, 2022 | September 27, 2022 | October 3, 2022 |
| October 7, 2022 | October 20, 2022 | October 25, 2022 | November 7, 2022 |
| November 4, 2022 | November 17, 2022 | November 29, 2022 | December 5, 2022 |
| December 2, 2022 | December 15, 2022 | December 27, 2022 | January 2, 2023 |
| January 6, 2023 | January 19, 2023 | January 31, 2023 | February 6, 2023 |

NOTES:

- ¹: MEETINGS HELD AT 6:00 PM IN THE CITY COUNCIL CHAMBERS.
- ²: MAY BE CANCELLED DUE TO HOLIDAYS.
- ³: ZONING AND SPECIFIC USE PERMITS WILL REQUIRE A SECOND READING OF THE ORDINANCE PRIOR TO FINAL APPROVAL/ADOPTION. PLEASE SEE THE DEVELOPMENT APPLICATION SCHEDULE TO SEE SECOND READING DATES.



Case Location Map = 
H2022-001
Certificate of Appropriateness (COA) for 511
Munson St.



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.













Ross, Bethany

From: Lee, Henry
Sent: Monday, January 10, 2022 9:00 AM
To: 'Charlie Rickerson'
Subject: RE: 511 Munson Gate Submission To Historical Society

Good Morning,

Thank you for getting this to me. We will get started on your case and get you on the January 20 meeting. I will need you to bring in the original application when you can, we must have it for the case folder for our records. Let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Charlie Rickerson <rickersonc@gmail.com>
Sent: Friday, January 7, 2022 6:28 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Ginni Rickerson <ginrick@gmail.com>
Subject: 511 Munson Gate Submission To Historical Society

I have attached the required forms for submission along with photos of the type of fence, gate and current home location that needs fencing. Since I got it in on the 7th according to the document I will attend the 20th meeting. Please respond that you received my submission.

Pic 1 - Gate Type
Pic 2 - Gate Install Location - Left Side Driveway
Pic 3 - Fence Type
Pic 4 - Fence Install Location - Rt Side
Pic 5 - Fence Install Location - Back

Thank you,

Charlie Rickerson

This email was scanned by Bitdefender

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DATE: February 18, 2022

TO: Charles Rickerson
511 Munson Street
Rockwall, Texas, 75087

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

SUBJECT: H2022-001; Certificate of Appropriateness (COA) for 511 Munson Street

Charles Rickerson:

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 2/17/2022. The following is a record of all recommendations, voting records and conditions of approval:

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 local, state and federal government.

Historic Preservation Advisory Board

On February 17, 2021, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 5-0, with Commissioner(s) McClintock and Miller absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross
Planner