



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # H2022-009 P&Z DATE _____ CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 05/19/2022 PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - 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: H2022-009

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: 501 Starrs 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: Tari Kinsey
 ADDRESS: 2 Manor Ct
 Heath, TX 75032
 PHONE: 972-571-1759
 E-MAIL: tari.kinsey@yahoo.com

APPLICANT(S) NAME: _____
 ADDRESS: _____
 PHONE: _____
 E-MAIL: _____

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: replace fence

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.

The last storm blew a portion of the fence down. The fence between 501 Starrs and 505 Starrs. It is 72 feet of straight fencing, would like to replace with 6ft cedar pickets on 2x4 rails/steel posts

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: Tari Kinsey

APPLICANT'S SIGNATURE: Tari Kinsey



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: May 19, 2022

APPLICANT: Tori and Donald Kinsey

CASE NUMBER: H2022-009; *Certificate of Appropriateness (COA) for 501 Storrs Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a Certificate of Appropriateness (COA) for a *High Contributing Property* being 0.1610-acre parcel of land identified as Lot 12, Block A, Eppstein 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 501 Storrs Street, and take any action necessary.

BACKGROUND

The 1,108 SF single-family home situated on the subject property at 501 Storrs Street was constructed in 1885 in the *Folk Victorian* architectural style according to the *2017 Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 128 SF detached carport and a 30 SF accessory building situated on the subject property, both of which were constructed in 1994. The single-family home is classified as *High Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A *High Contributing Property* is defined a property that provides the highest level of contribution to local history; has an outstanding and/or unique style of architecture, craftsmanship or design; and/or has retained the majority of its historical character and integrity. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 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 rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing a six (6) foot cedar fence on the east property line.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 Storrs Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e.* 403 & 405 Star Street) developed with *Non-Contributing* single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is a 0.321-acre parcel with a 3,851 SF single-family home situated on it. This property is designated as a *High Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this 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.

South: Directly south of the subject is the boundary for the Old Town Rockwall (OTR) Historic District, followed by Storrs 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 and duplex all zoned Two-Family (2F) District.

East: Directly east of the subject property is a 0.161-acre parcel of land developed with a 1,097 SF single-family home. This property is designated as a *Non-Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this is an approximately ten (10) foot unimproved alleyway, followed by a 0.241-acre parcel of land developed with 833 SF single-family home. This property is designated as a *Non-Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District. Following 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.

West: Directly west of the subject property Star 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 is a 0.482-acre parcel of land developed with a 2,631 SF single-family home. This property is designated as a *Low Contributing Property* and is zoned Single-Family 7 (SF-7) District. Beyond this is an approximately ten (10) foot unimproved alley, followed by three (3) parcels of land developed with single-family homes. Two (2) of these properties are designated as *Medium Contributing Properties* (*i.e. 407 & 411 S. Fannin Street*) and one (1) of these properties is designated as a *Non-Contributing Property* (*i.e. 409 S. Fannin Street*). Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to replace an existing six (6) foot cedar fence, which was damaged by the recent storms. According to the applicant's development application the existing cedar fence runs along the eastern property line and is 72-feet long. The applicant would like to replace the fence with a new six (6) foot cedar fence with steel posts. The fence will have limited visibility from Storrs Street and Star Street, and have visibility from the adjacent property to the north.

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 proposed fence is a six (6) foot cedar fence, which will match what is existing on the subject property. Staff should note that the fence will have limited visibility along Storrs Street, Star Street, and the adjacent property to the north.

Subsection 06.03(G)(5), *Standards for Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states "(t)he Historic Preservation Advisory Board must approve the application for a Certificate of Appropriateness (COA) 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 [Section 06.03, *Historic Overlay (HOV) District, UDC*] and proposed preservation criteria [Appendix D, *Historic Preservation Guidelines, UDC*]." In this case, the applicants request does not appear to adversely affect the character of the site or the adjacent properties, given that the adjacent properties are classified as *Non-Contributing Properties* in the Old Town Rockwall (OTR) Historic District and that the adjacent property to east already has a six (6) foot cedar fence. With this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 9 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2022-009

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
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CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 501 Starrs 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 Tari Kinsey
 ADDRESS 2 Manor Ct
 Heath, TX 75032
 PHONE 972-571-1759
 E-MAIL tari.kinsey@yahoo.com

APPLICANT(S) NAME _____
 ADDRESS _____
 PHONE _____
 E-MAIL _____

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

- CONSTRUCTION TYPE [CHECK ONE]:
- EXTERIOR ALTERATION
 - NEW CONSTRUCTION
 - ADDITION
 - DEMOLITION
 - RELOCATIONS
 - OTHER, SPECIFY: replace fence

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

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OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

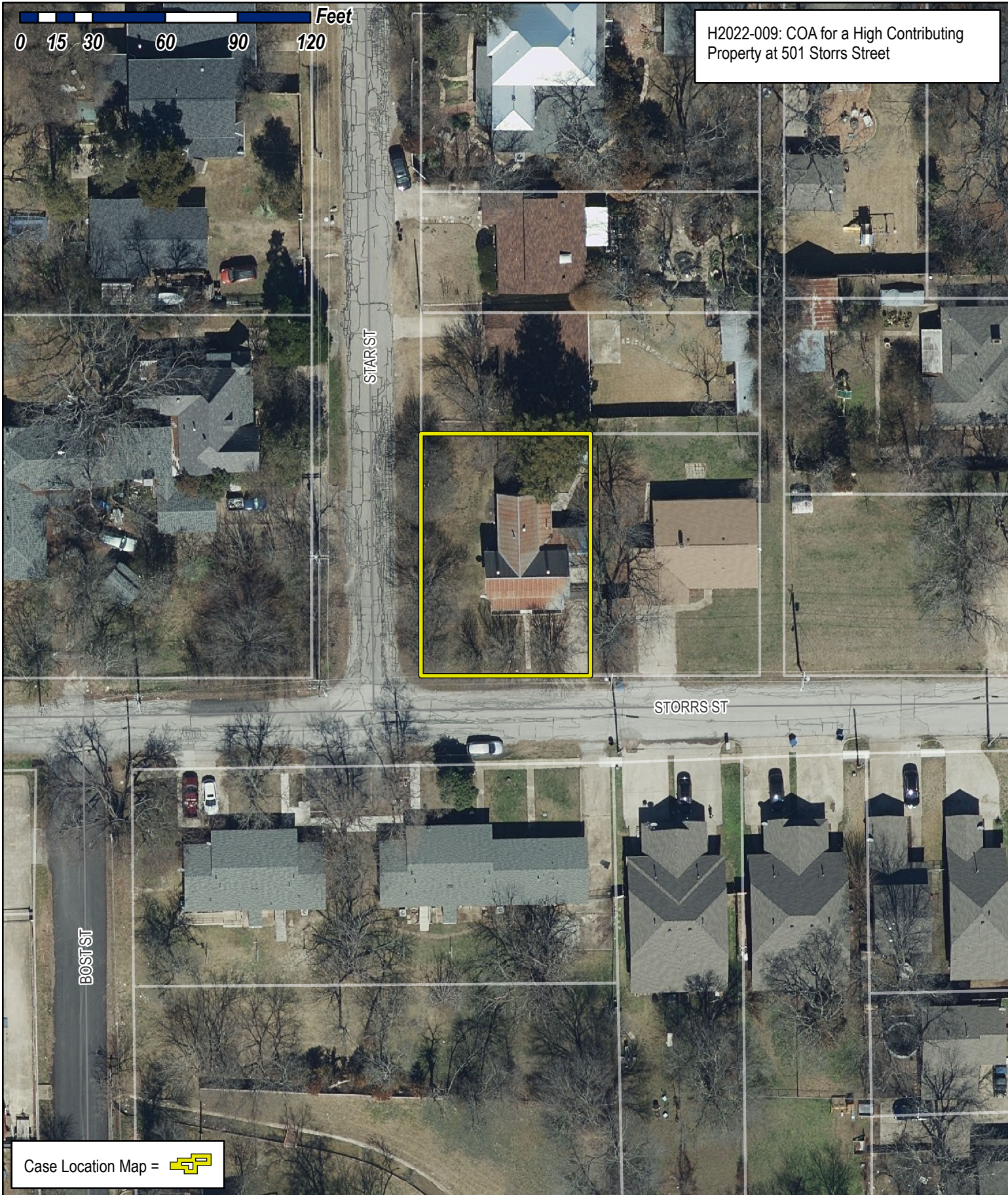
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE Tari Kinsey

APPLICANT'S SIGNATURE Tari Kinsey

0 15 30 60 90 120 Feet

H2022-009: COA for a High Contributing Property at 501 Storrs Street



Case 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.



BKN REALTY LLC
1706 QUEENSBOROUGH DRIVE
ARLINGTON, TX 76006

MORGENSTERN CHRISTIAN
1957 E. FM 550
ROCKWALL, TX 75032

CAMPBELL W E
C/O RW SCC, LLC
206 STORRS ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

MORGENSTERN CHRISTIAN
402 MUNSON ST
ROCKWALL, TX 75087

HOUSING AUTHORITY
402-502 STORRS ST
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES AND LAUREN CHRISTINE
GRAVES-TRUSTEES
406 MUNSON STREET
ROCKWALL, TX 75087

BKN REALTY LLC
406 STAR ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
407 S FANNIN ST
ROCKWALL, TX 75087

NORBURY ROBERT G & RITA M
408 MUNSON ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

CONFIDENTIAL
411 S FANNIN ST
ROCKWALL, TX 75087

STARK ROBERT C
500-502 SHERMAN ST
ROCKWALL, TX 75087

CAMPBELL W E
C/O RW SCC, LLC
501 S FANNIN ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES LLC
501 STORRS STREET
ROCKWALL, TX 75087

STARK ROBERT C
504 STORRS ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

JONES ELTON E & LINDA M
505 STORRS ST
ROCKWALL, TX 75087

MCDONALD MICHAEL & CARA
507 BOST STREET
ROCKWALL, TX 75087

POPE JOSHUA
509 STORRS ST
ROCKWALL, TX 75087

STARK ROBERT C
510-512 STORRS ST
ROCKWALL, TX 75087

JONES ELTON E & LINDA M
512 TERRY LN
ROCKWALL, TX 75032

STARK ROBERT C
514-516 STORRS ST
ROCKWALL, TX 75087

STARK ROBERT C
518-520 STORRS ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE CIR
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2022-009: COA for 501 Storrs Street

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being 0.1610-acre parcel of land identified as Lot 12, Block A, Eppstein 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 501 Storrs Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 19, 2022 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, May 19, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2022-009: COA for 501 Storrs Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



NOV 15 2004







DATE: June 3, 2022

TO: Tari and Donald Kinsey
2 Manor Court
Heath, Texas, 75032

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

SUBJECT: H2022-009; Certificate of Appropriateness (COA) for 501 Storrs Street

Tari and Donald Kinsey:

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 05/19/2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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.

Historic Preservation Advisory Board

On May 19, 2022, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness by a vote of 4-0, with Board Members Odom, Adams, and McClintock 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 white background.

Henry Lee,
Planner