



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

***HISTORIC PRESERVATION ADVISORY BOARD APPLICATION***

CERTIFICATE OF APPROPRIATENESS (COA)  
BUILDING PERMIT FEE WAIVER  
SMALL MATCHING GRANT (SMG)

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**HISTORIC PRESERVATION ADVISORY BOARD**

**CONDITIONS OF APPROVAL**

**NOTES**



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF ONLY

CASE NUMBER: H2023-001

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 406 Williams street Rockwall TX 75087

SUBDIVISION LOT B BLOCK 5

### 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 Clay Shipman  
 ADDRESS 742 Ridge Hollow Road  
 Heath, TX  
 PHONE 469 853 0400  
 E-MAIL Clay@Shipman-Fire.Com

APPLICANT(S) NAME Fernando Hernandez  
 ADDRESS 6800 Arapaho rd #1030  
 Dallas TX 75248  
 PHONE 469 251 9374  
 E-MAIL FHTexas1986@Gmail.Com

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

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION  
 RELOCATIONS  OTHER, SPECIFY: add island in kitchen / add study in garage

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 25k

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Remove old panel wood walls and add sheetrock / add island in kitchen / add study in garage / paint interior and exterior / replace windows / add R15 walls - insulation and R30 in attic / Up Dated exterior Flower Beds

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

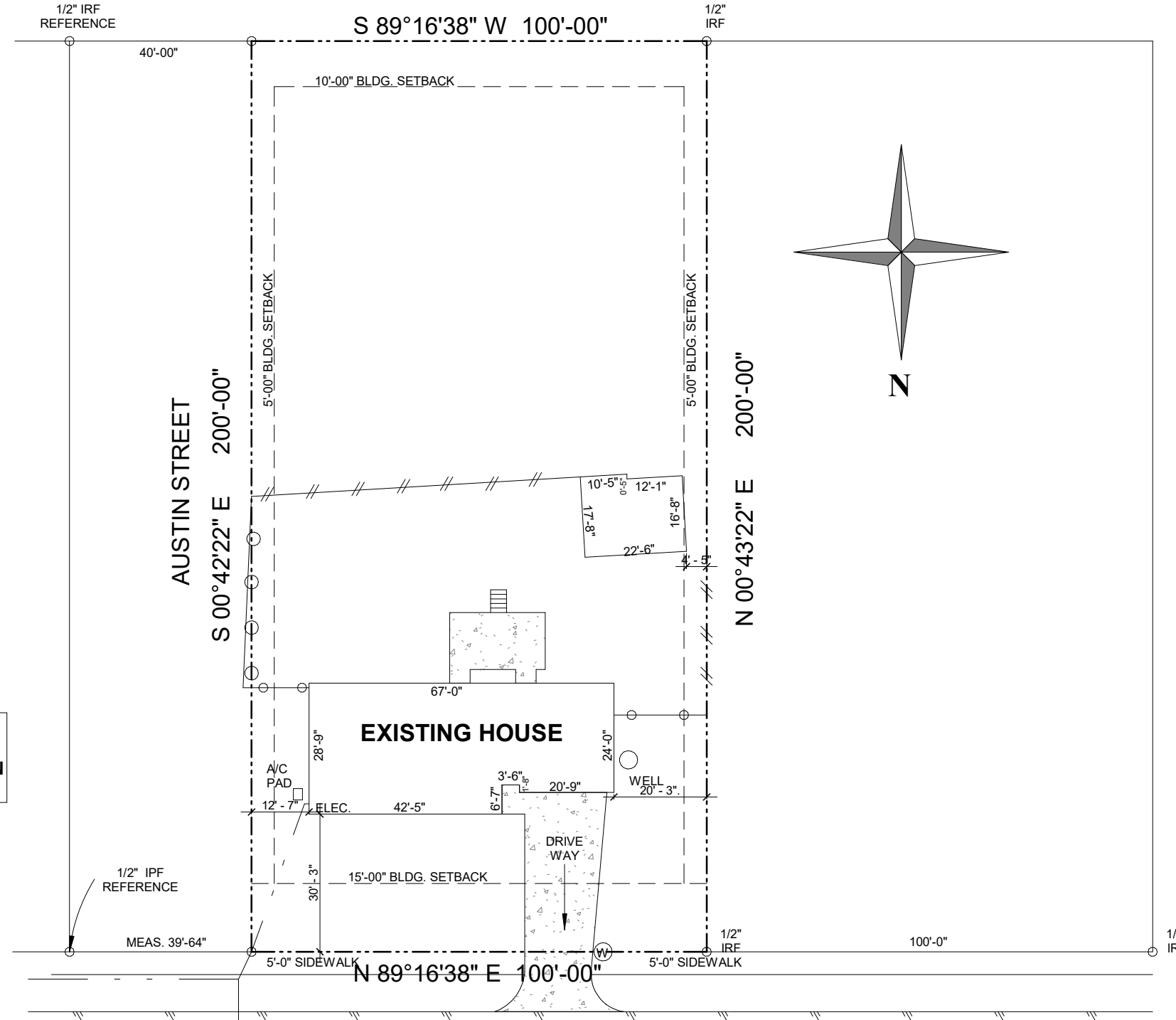
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

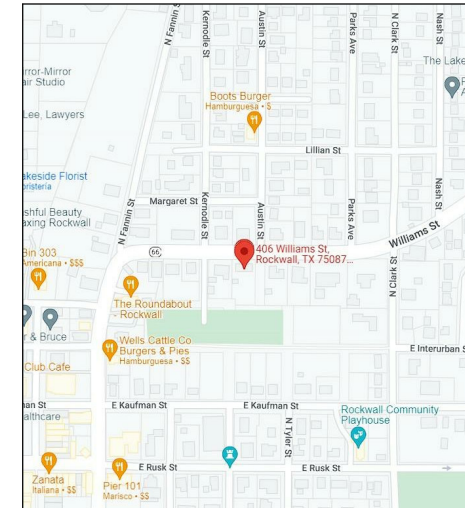
APPLICANT'S SIGNATURE



PLATTED 20' R.O.W.  
(UNIMPROVED)



**NOTE:**  
SAYING MINIMUM  
SLOPE OF 1/4:12 ON  
INTERSECTIONS



**VICINITY MAP**

406 WILLIAMS STREET,  
ROCKWALL, TX 75087

EXISTING HOUSE	1,364 SG/F
LOT AREA	0.46 ACRE
MAX LOT COVERAGE	35%
LOT COVERAGE	65%

# 1 Site Plan

1" = 30'-0"

a.k.a STATE HIGHWAY No. 66  
50' R.O.W.  
**WILLIAMS STREET**



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



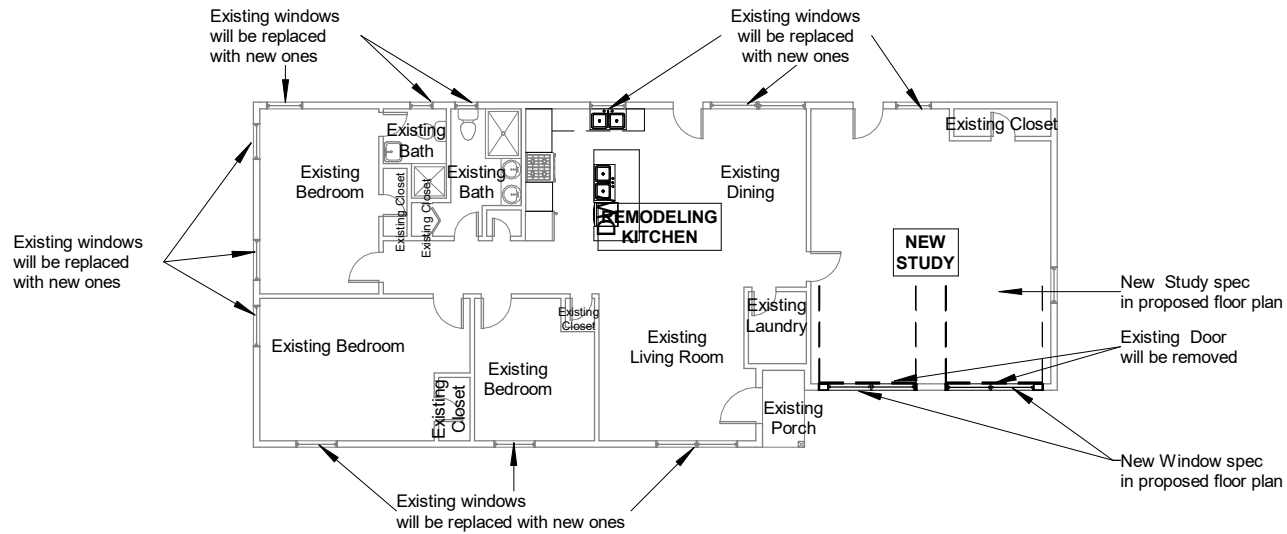
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GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

**Project Name & Address**  
406 WILLIAMS STREET, ROCKWALL  
TX 75087  
**Legal Description**  
LOT B, BLOCK 5

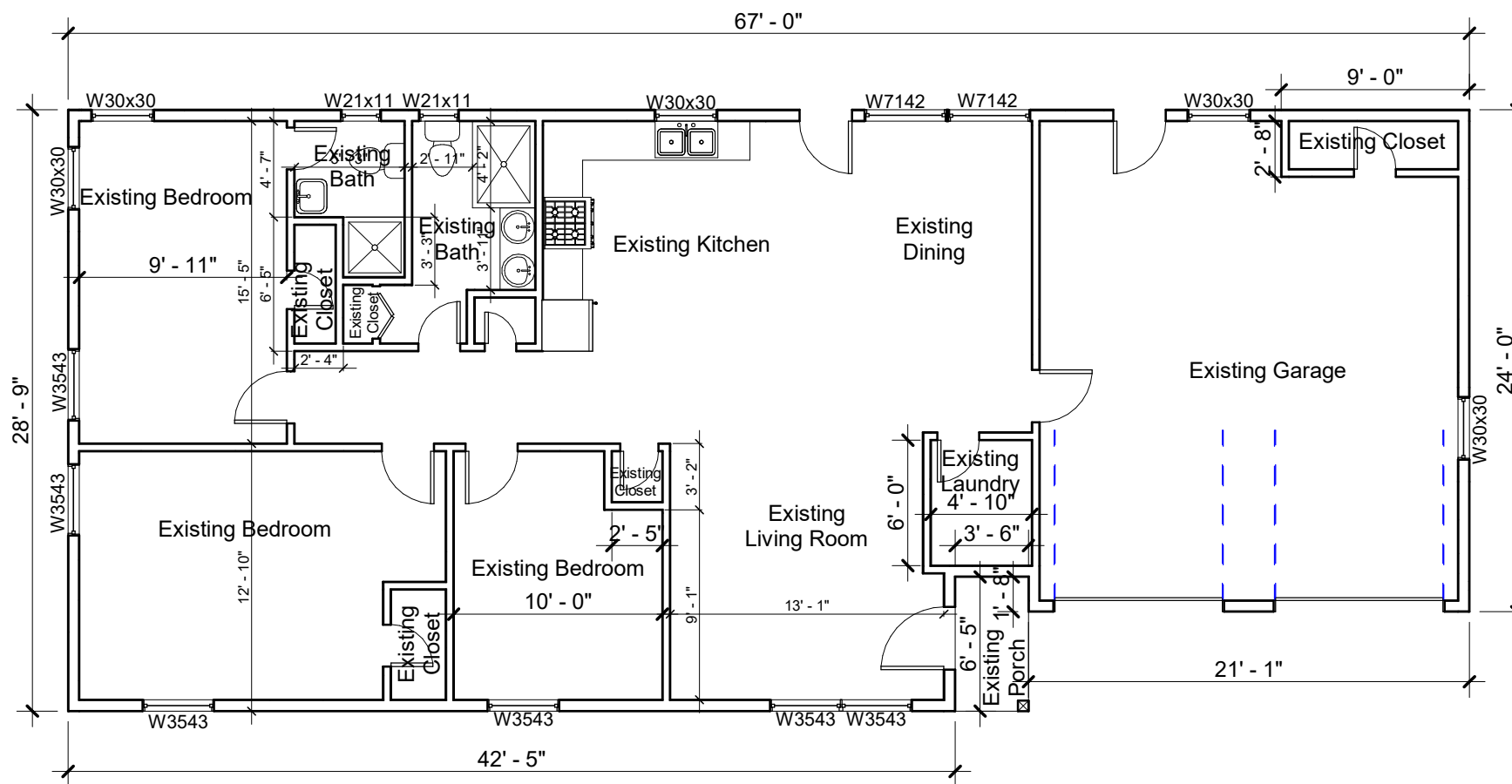
## SITE PLAN

Project number:  
Date: 12/12/2022 Scale: 1" = 30'-0"  
Drawn by: Projects & Construction Araque



# 1 Demo

1/16" = 1'-0"



# 2 Existing Floor Plan

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



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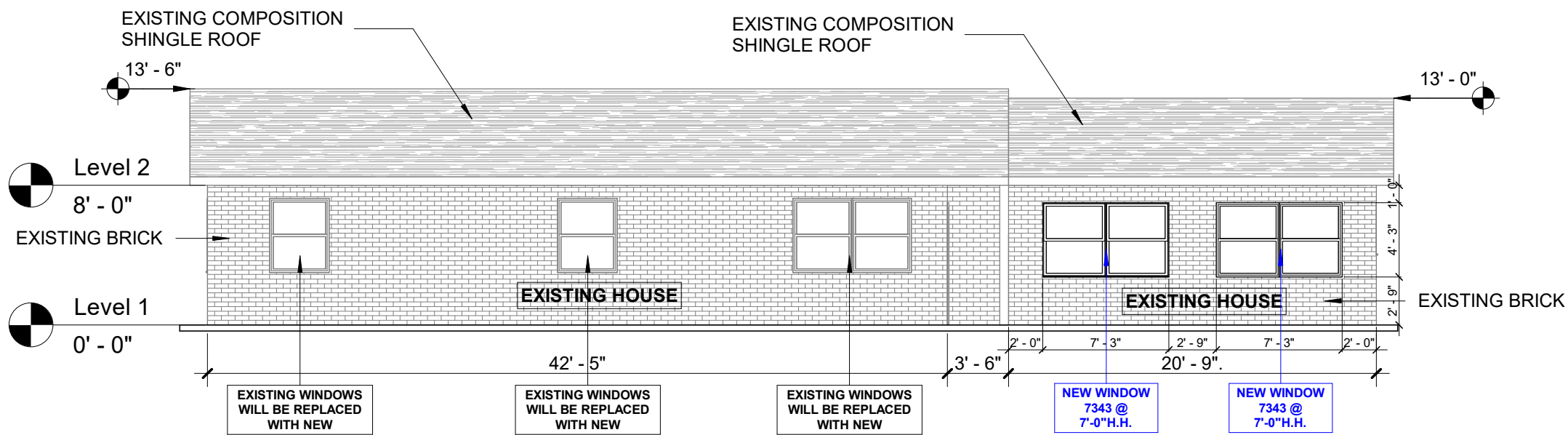
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LOT B, BLOCK 5

## EXISTING FLOOR PLAN

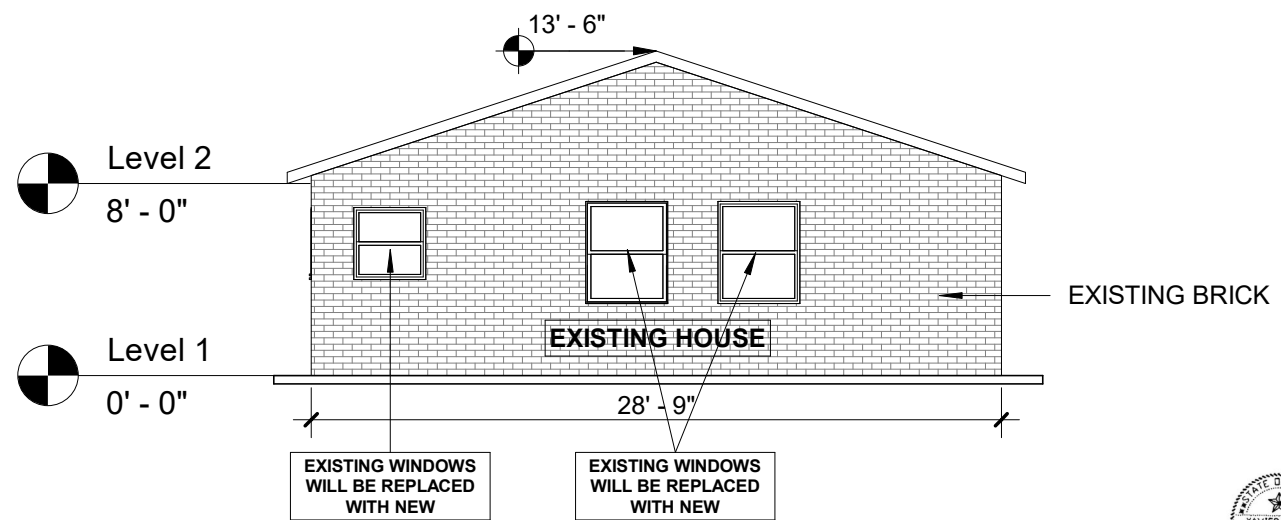
Project number:  
Date: 12/12/2022 Scale As indicated  
Drawn by: Projects & Construction Araque





# 1 Front Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

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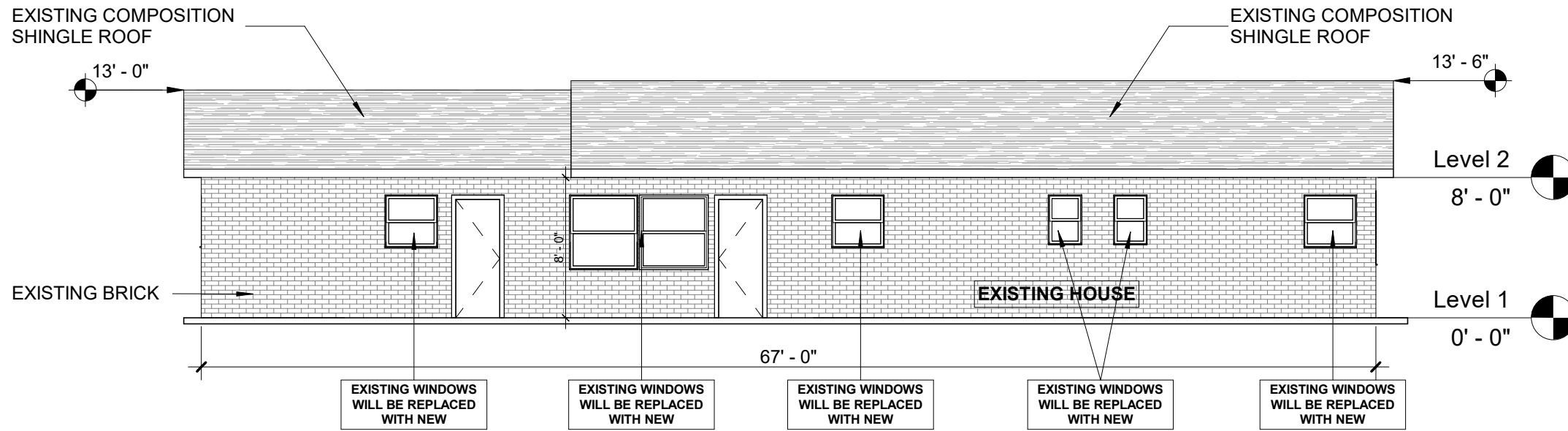
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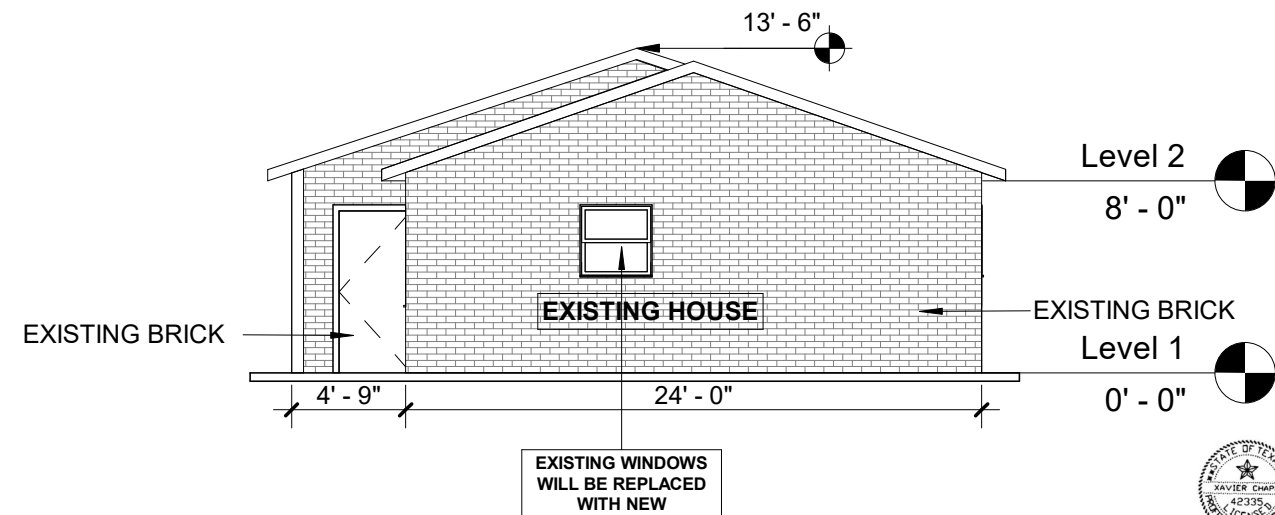
## ELEVATIONS

Project number:	
Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	



# 1 Rear elevation

1/8" = 1'-0"



# 2 Right Elevation

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

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## ELEVATIONS

Project number:	
Date:	12/12/2022
Scale:	1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

6.1





# 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 19, 2023

**APPLICANT:** Fernando Hernandez

**CASE NUMBER:** H2023-001; *Certificate of Appropriateness (COA) for 406 Williams Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness for exterior alterations on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants 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 406 Williams Street, and take any action necessary.

### BACKGROUND

The 1,772 SF single-family home -- *situated on the subject property at 405 Williams Street* -- was constructed in circa 1960 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is also a 400 SF storage building constructed in 2003. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 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: AUGUST 10, 2012

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of removing the existing garage doors and enclosing the garage, installing two (2) new windows, and replacing the existing windows on the single-family home.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 406 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 at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3860-acre parcel of land (*i.e. 501 Williams Street*) that is developed with a *Non-Contributing* single-family home. This



property is zoned Single-Family 7 (SF-7) District. Following this is Margaret 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 the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.27-acre parcel of land (*i.e. 603 Austin Street*) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 25-foot strip of right-of-way followed by a vacant 0.505-acre parcel of land. This property is owned by the Rockwall Independent School District (RISD) and is zoned Single-Family 7 (SF-7) District. Beyond this are three (3) parcels of land (*i.e. 501, 503, and 505 E. Kaufman Street*) that are developed with single-family homes. These properties are classified as *Non-Contributing* and are zoned Single-Family 7 (SF-7) District. Following these properties is E. Kaufman 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.

East: Directly east of the subject property is a 0.45-acre parcel of land (*i.e. 502 Williams Street*) developed with a *Non-Contributing* single-family home. Beyond this is a 0.45-acre parcel of land (*i.e. 504 Williams Street*) developed with a *High-Contributing* single-family home. Following this is a 0.719-acre parcel of land (*i.e. 510 Williams Street*) developed with a *Medium Contributing* single-family home, zoned Single-Family 7 (SF-7) district. Beyond this is a 0.907-acre parcel of land (*i.e. 602 Williams Street*) developed with a *High-Contributing* single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.456-acre parcel of land (*i.e. 402 Williams Street*) that is developed with a *Medium-Contributing* single-family home. Beyond this is Kernodle 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. Following this are four (4) parcels of land developed with three (3) *Medium-Contributing* (*i.e. 304, 306, and 310 Williams Street*) single-family homes and one (1) *Non-Contributing* (*i.e. 308 Williams Street*) single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of remodeling the interior of the existing single-family home. As part of this project they are proposing to replace all of the existing windows of the home and enclose the two (2) car garage. The proposed building elevations provided by the applicant indicate that the garage doors will be removed and the openings will be enclosed using brick. Furthermore, the applicant is proposing to paint the brick, and install two (2) windows to provide ingress/egress to the enclosed space. Staff should note that the applicant commenced with the work prior to submitting or receiving a Certificate of Appropriateness (COA) or a building permit. This was referred to staff by the Neighborhood Improvement Services (NIS) Division of the City after a *Stop Work Order* was issued to the applicant. Currently, it appears that the windows have not been replaced, but the garage doors have been removed.

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

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium-Contributing Property*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

- (a) Windows. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(t)he 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.” In this case, the proposed building elevations appear to indicate that the size, width, and height are complimentary to the existing windows; however, with regard to the new windows added to the proposed garage enclosure, two (2) windows are required to meet the requirements of the building code, which calls for two (2) points of ingress/egress. Staff should note, that the existing windows appear to be aluminum framed, which is consistent with the time period of the home. That being said, the applicant has not indicated the framing type for the proposed windows, and vinyl windows are typical in current construction. If the applicant chooses to utilize vinyl windows, this would make the new windows atypical with the time period the home was constructed. Section 07(C)(7) continues by stating that the door and window “... 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.” In this case, the replacement of the garage doors with the proposed additional windows is not of a typical style for the structure or compatible with the neighboring historic buildings, especially those of *Contributing* status in the historic district.
- (b) Building Facades and Materials. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used...should be typical of the style and period of the existing structure.” Based on the building elevations provided by the applicant the garage doors are being replaced with a like and kind sized brick that should generally match the existing brick on the home. That being said, Section 07(C)(6) continues by stating, “(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” As stated previously the removal of the garage doors for the purpose of creating livable air-conditioned space is not of a typical style or visually compatible with the neighboring historic buildings that have attached garages.
- (c) Paint and Color. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) “(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” In this case, the existing home has been previously painted and does not require the approval of the Historic Preservation Advisory Board (HPAB); however, the applicant has indicated to staff that they intend to paint the existing home and the new brick white, to create a consistent and updated look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage “(f)lorescent and metallic colors.”

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 (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 and proposed preservation criteria ...” That being said, the Historic Preservation Advisory Board (HPAB) is being tasked with determining whether the applicant’s scope of work (*i.e. window replacement and enclose the two (2) car garage*) is in conformance with the guidelines contained in the Unified Development Code (UDC), and if the work appears to impair the historical integrity of the subject property or if it will negatively impact any of the adjacent properties. Requests for Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On January 9, 2023, staff mailed 16 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 ONLY

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DIRECTOR OF PLANNING:

DATE RECEIVED:

RECEIVED BY:

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- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
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- DOWNTOWN (DT) DISTRICT

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SUBDIVISION LOT B BLOCK 5

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CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME Clay Shipman  
 ADDRESS 742 Ridge Hollow Road  
 Heath, TX  
 PHONE 469 853 0400  
 E-MAIL Clay@Shipman-Fire.Com

APPLICANT(S) NAME Fernando Hernandez  
 ADDRESS 6800 Arapaho rd #1030  
 Dallas TX 75248  
 PHONE 469 251 9374  
 E-MAIL FHTexas1986@gmail.com

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

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION  
 RELOCATIONS  OTHER, SPECIFY: add island in kitchen / add study in garage

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 25k

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Remove old panel wood walls and add sheetrock / add island in kitchen / add study in garage / paint interior and exterior / replace windows / add R15 walls - insulation and R30 in attic / Up Dated exterior Flower Beds

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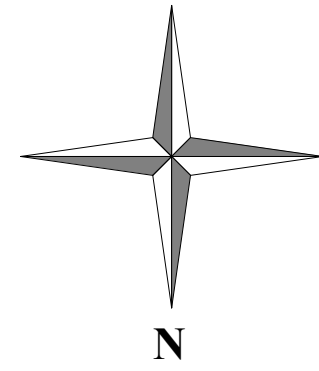
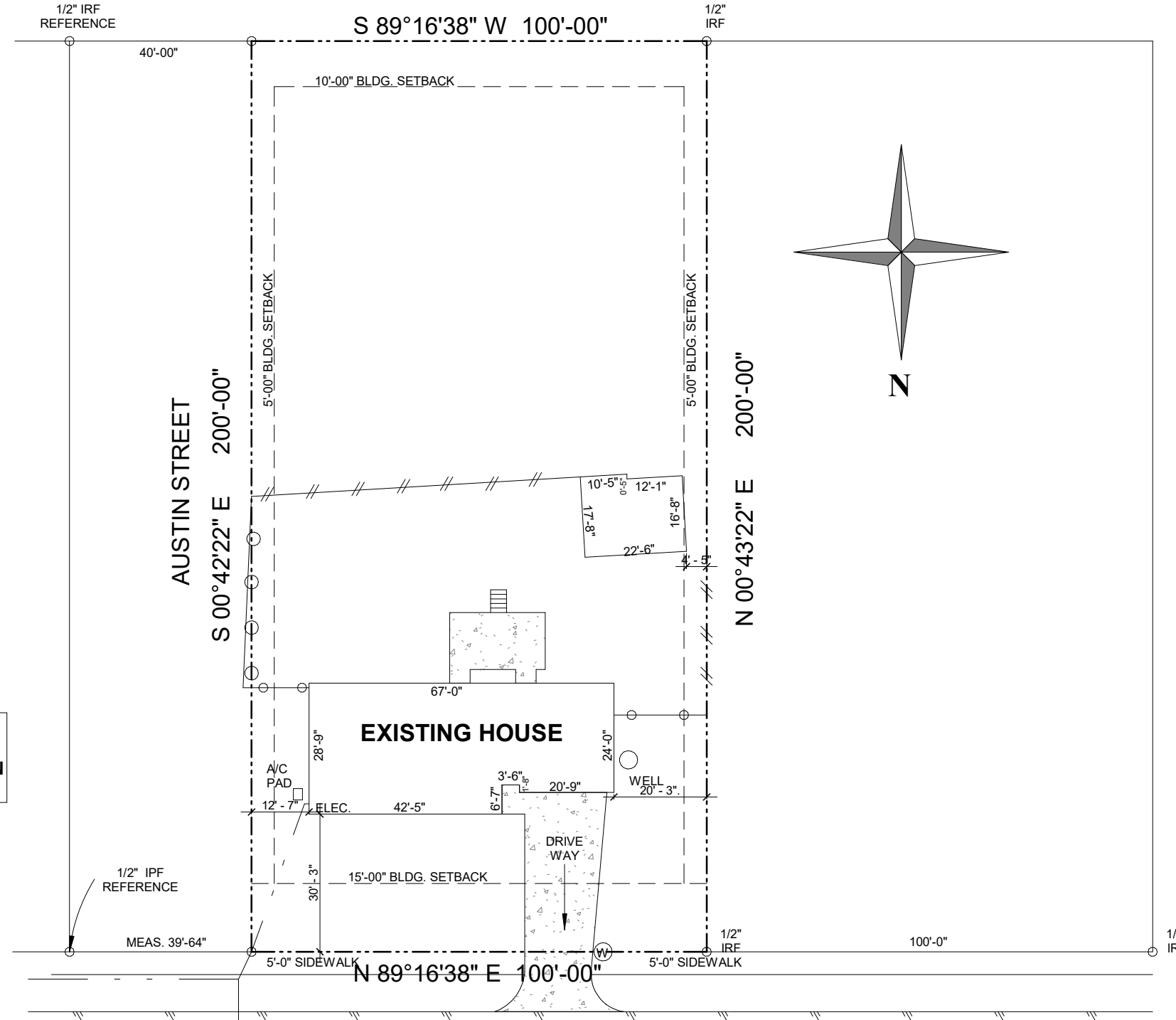
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OWNER'S SIGNATURE

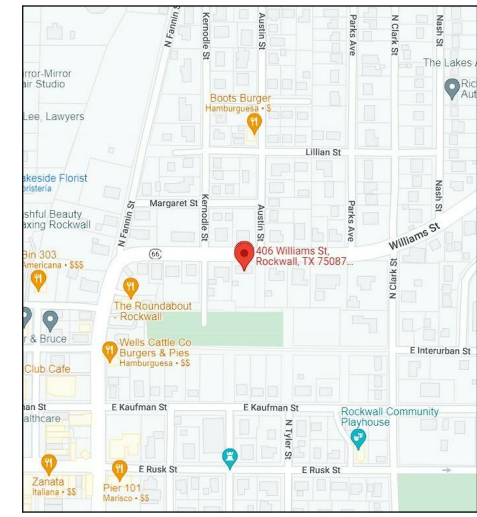
APPLICANT'S SIGNATURE



PLATTED 20' R.O.W.  
(UNIMPROVED)



**NOTE:**  
SAYING MINIMUM  
SLOPE OF 1/4:12 ON  
INTERSECTIONS



**VICINITY MAP**

406 WILLIAMS STREET,  
ROCKWALL, TX 75087

EXISTING HOUSE	1,364 SG/F
LOT AREA	0.46 ACRE
MAX LOT COVERAGE	35%
LOT COVERAGE	65%

# 1 Site Plan

1" = 30'-0"

a.k.a STATE HIGHWAY No. 66  
50' R.O.W.  
**WILLIAMS STREET**



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

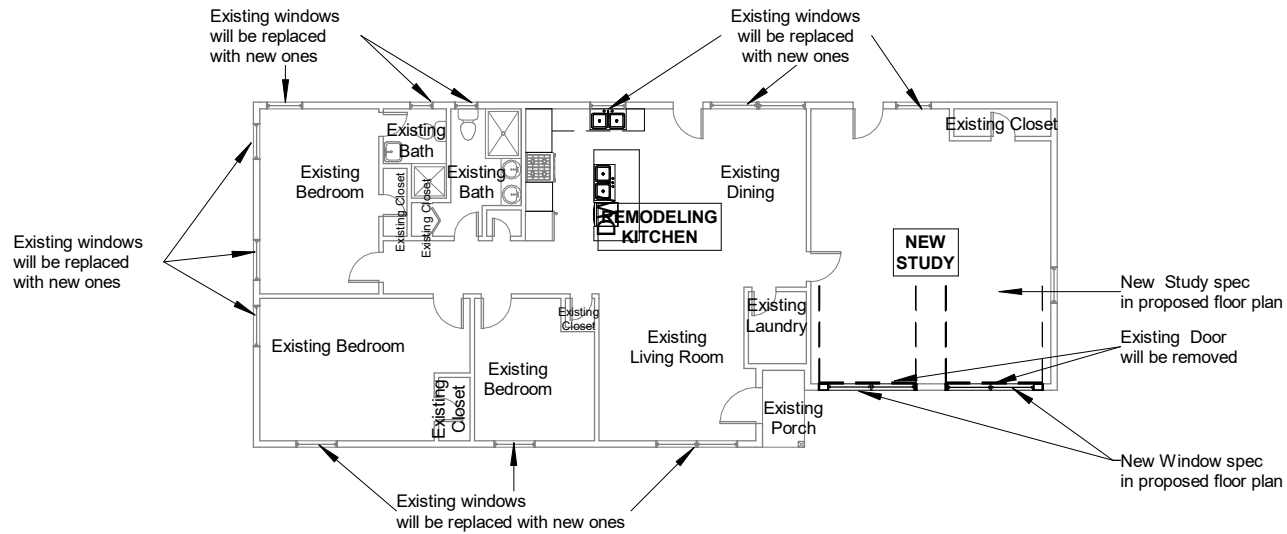
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**Project Name & Address**  
406 WILLIAMS STREET, ROCKWALL  
TX 75087

**Legal Description**  
LOT B, BLOCK 5

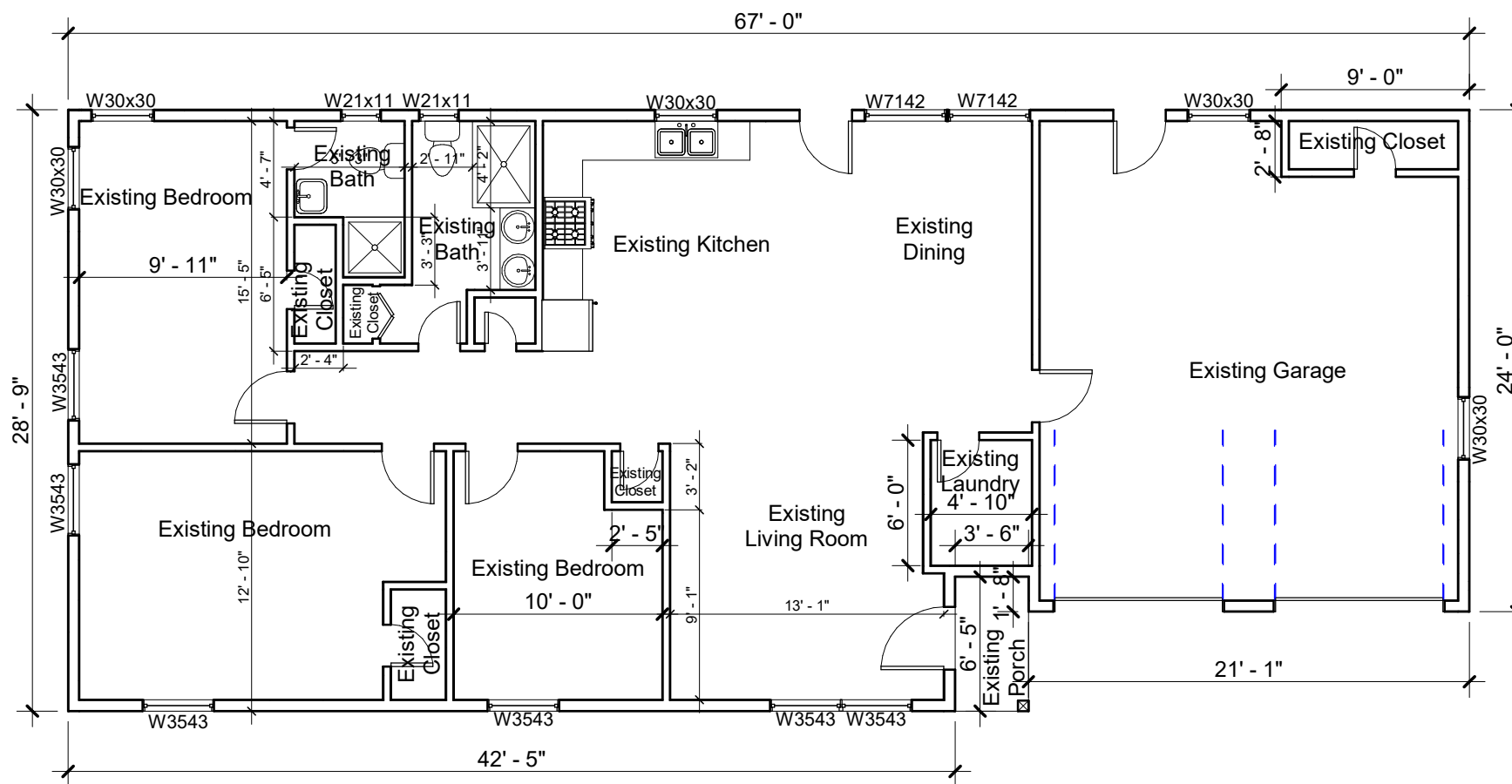
<b>SITE PLAN</b>	
Project number:	
Date:	12/12/2022
Scale:	1" = 30'-0"
Drawn by: Projects & Construction Araque	

1



# 1 Demo

1/16" = 1'-0"



# 2 Existing Floor Plan

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING  
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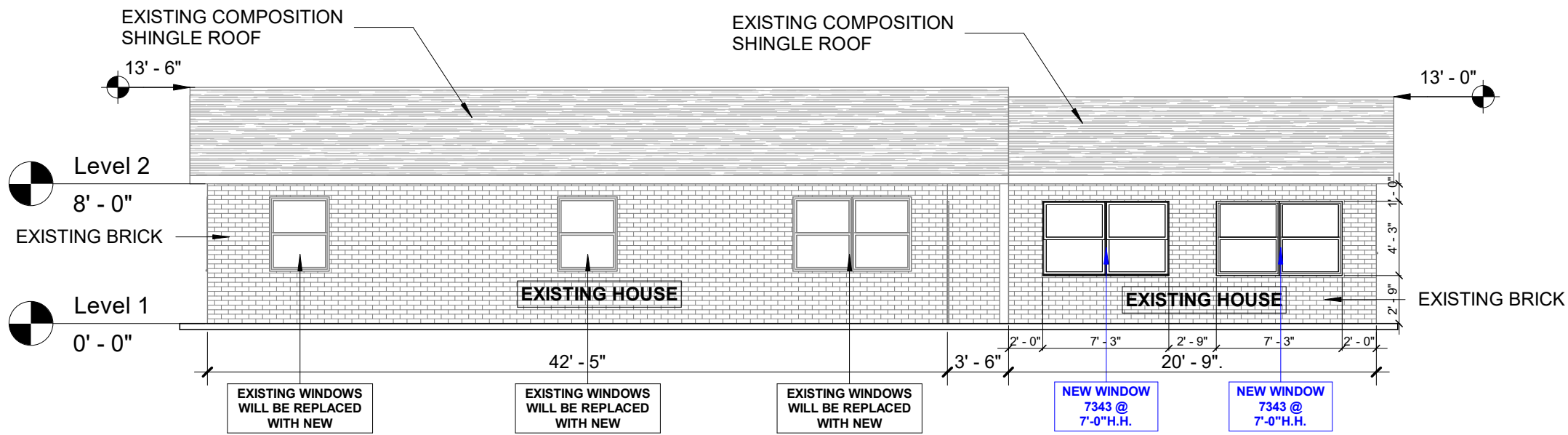
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TX 75087  
**Legal Description**  
LOT B, BLOCK 5

## EXISTING FLOOR PLAN

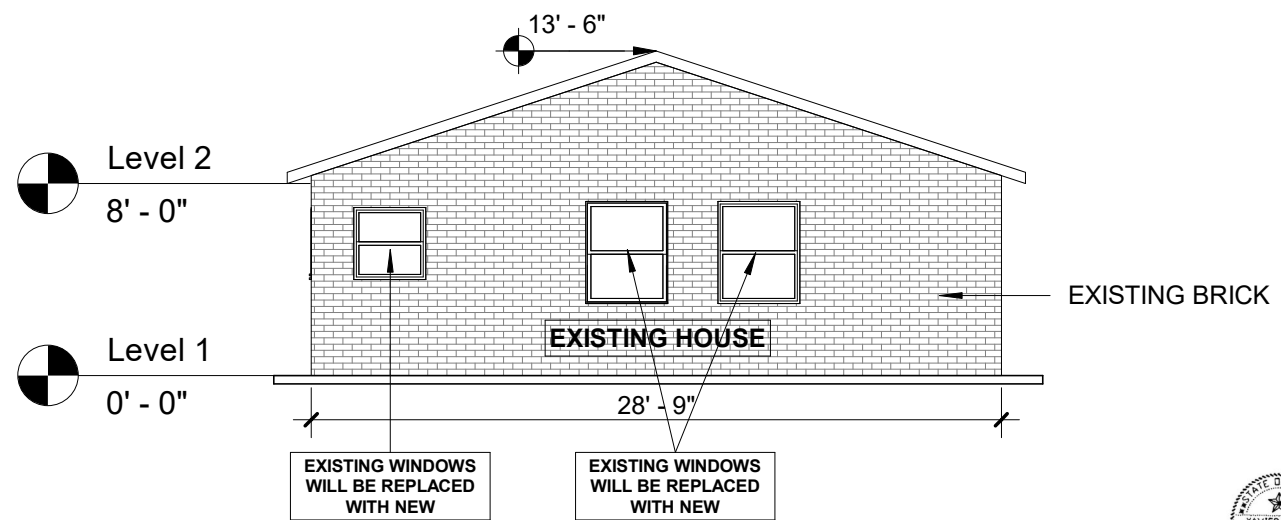
Project number:  
Date: 12/12/2022 Scale As indicated  
Drawn by: Projects & Construction Araque





# 1 Front Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

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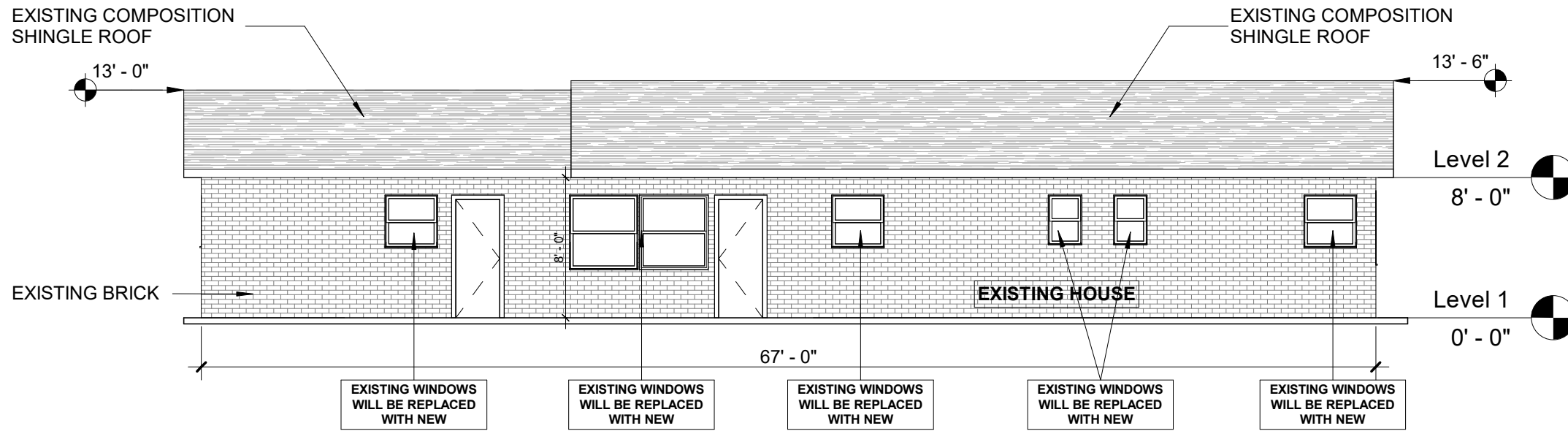
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TX 75087  
**Legal Description**  
LOT B, BLOCK 5

## ELEVATIONS

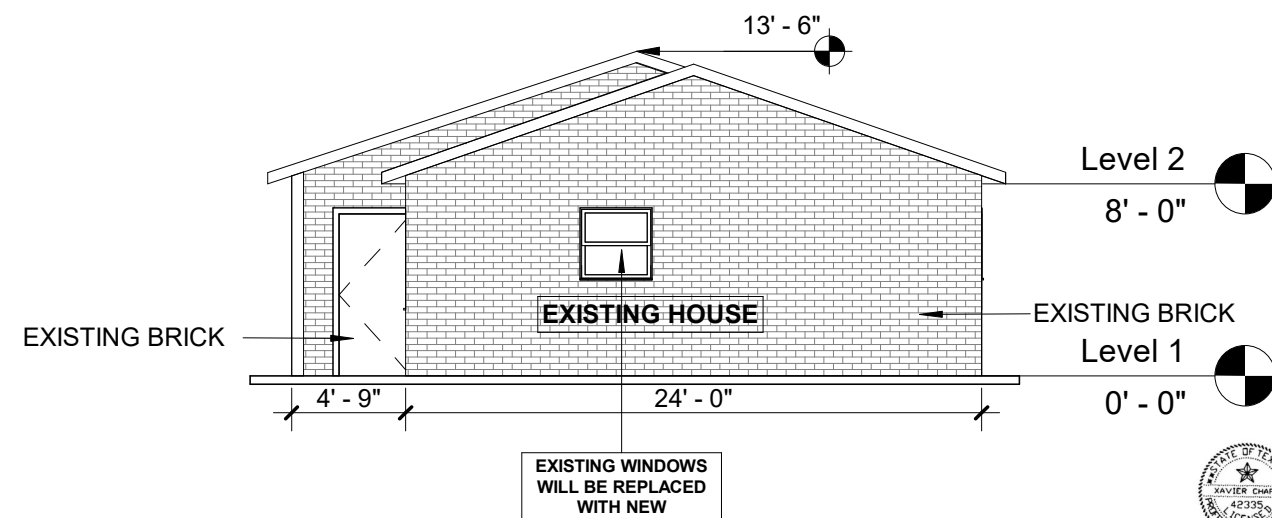
Project number:	
Date:	12/12/2022
Scale:	1/8" = 1'-0"
Drawn by: Projects & Construction Araque	





# 1 Rear elevation

1/8" = 1'-0"



# 2 Right Elevation

1/8" = 1'-0"



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12/12/2022

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**Legal Description**  
LOT B, BLOCK 5

## ELEVATIONS

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Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

6.1



# 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 16, 2023

**APPLICANT:** Fernando Hernandez

**CASE NUMBER:** H2023-001; *Certificate of Appropriateness (COA) for 406 Williams Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness for exterior alterations on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants 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 406 Williams Street, and take any action necessary.

### BACKGROUND

The 1,772 SF single-family home -- *situated on the subject property at 405 Williams Street* -- was constructed in circa 1960 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is also a 400 SF storage building constructed in 2003. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 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: AUGUST 10, 2012

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of removing the existing garage doors and enclosing the garage, installing two (2) new windows, and replacing the existing windows on the single-family home.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 406 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 at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3860-acre parcel of land (*i.e.* 501 Williams Street) that is developed with a *Non-Contributing* single-family home. This

property is zoned Single-Family 7 (SF-7) District. Following this is Margaret 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 the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.27-acre parcel of land (*i.e. 603 Austin Street*) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 25-foot strip of right-of-way followed by a vacant 0.505-acre parcel of land. This property is owned by the Rockwall Independent School District (RISD) and is zoned Single-Family 7 (SF-7) District. Beyond this are three (3) parcels of land (*i.e. 501, 503, and 505 E. Kaufman Street*) that are developed with single-family homes. These properties are classified as *Non-Contributing* and are zoned Single-Family 7 (SF-7) District. Following these properties is E. Kaufman 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.

East: Directly east of the subject property is a 0.45-acre parcel of land (*i.e. 502 Williams Street*) developed with a *Non-Contributing* single-family home. Beyond this is a 0.45-acre parcel of land (*i.e. 504 Williams Street*) developed with a *High-Contributing* single-family home. Following this is a 0.719-acre parcel of land (*i.e. 510 Williams Street*) developed with a *Medium Contributing* single-family home, zoned Single-Family 7 (SF-7) district. Beyond this is a 0.907-acre parcel of land (*i.e. 602 Williams Street*) developed with a *High-Contributing* single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.456-acre parcel of land (*i.e. 402 Williams Street*) that is developed with a *Medium-Contributing* single-family home. Beyond this is Kernodle 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. Following this are four (4) parcels of land developed with three (3) *Medium-Contributing* (*i.e. 304, 306, and 310 Williams Street*) single-family homes and one (1) *Non-Contributing* (*i.e. 308 Williams Street*) single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of remodeling the interior of the existing single-family home. As part of this project they are proposing to replace all of the existing windows of the home and enclose the two (2) car garage. The proposed building elevations provided by the applicant indicate that the garage doors will be removed and the openings will be enclosed using brick. Furthermore, the applicant is proposing to paint the brick, and install two (2) windows to provide ingress/egress to the enclosed space. Staff should note that the applicant commenced with the work prior to submitting or receiving a Certificate of Appropriateness (COA) or a building permit. This was referred to staff by the Neighborhood Improvement Services (NIS) Division of the City after a *Stop Work Order* was issued to the applicant. Currently, it appears that the windows have not been replaced, but the garage doors have been removed.

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

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium-Contributing Property*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

- (a) Windows. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(t)he 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.” In this case, the proposed building elevations appear to indicate that the size, width, and height are complimentary to the existing windows; however, with regard to the new windows added to the proposed garage enclosure, two (2) windows are required to meet the requirements of the building code, which calls for two (2) points of ingress/egress. Staff should note, that the existing windows appear to be aluminum framed, which is consistent with the time period of the home. That being said, the applicant has indicated the new windows will be vinyl, which are atypical with the time period the home was constructed. Section 07(C)(7) continues by stating that the door and window “... 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.” In this case, the replacement of the garage doors with the proposed additional windows is not of a typical style for the structure or compatible with the neighboring historic buildings, especially those of *Contributing* status in the historic district.
- (b) Building Facades and Materials. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used...should be typical of the style and period of the existing structure.” Based on the building elevations provided by the applicant the garage doors are being replaced with a like and kind sized brick that should generally match the existing brick on the home. That being said, Section 07(C)(6) continues by stating, “(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” As stated previously the removal of the garage doors for the purpose of creating livable air-conditioned space is not of a typical style or visually compatible with the neighboring historic buildings that have attached garages.
- (c) Paint and Color. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) “(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” In this case, the existing home has been previously painted and does not require the approval of the Historic Preservation Advisory Board (HPAB); however, the applicant has indicated to staff that they intend to paint the existing home and the new brick white, to create a consistent and updated look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage “(f)lorescent and metallic colors.”

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 (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 and proposed preservation criteria ...” That being said, the Historic Preservation Advisory Board (HPAB) is being tasked with determining whether the applicant’s scope of work (*i.e. window replacement and enclose the two (2) car garage*) is in conformance with the guidelines contained in the Unified Development Code (UDC), and if the work appears to impair the historical integrity of the subject property or if it will negatively impact any of the adjacent properties. Requests for Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On January 9, 2023, staff mailed 16 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 ONLY

CASE NUMBER: H2023-001

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 406 Williams street Rockwall TX 75087

SUBDIVISION LOT B BLOCK 5

### 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 Clay Shipman  
 ADDRESS 742 Ridge Hollow Road  
 Heath, TX  
 PHONE 469 853 0400  
 E-MAIL Clay@Shipman-Fire.Com

APPLICANT(S) NAME Fernando Hernandez  
 ADDRESS 6800 Arapaho rd #1030  
 Dallas TX 75248  
 PHONE 469 251 9374  
 E-MAIL FHTexas1986@gmail.com

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

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION  
 RELOCATIONS  OTHER, SPECIFY: add island in kitchen / add study in garage

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 25k

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Remove old panel wood walls and add sheetrock / add island in kitchen / add study in garage / paint interior and exterior / replace windows / add R15 walls - insulation and R30 in attic / Up Dated exterior Flower Beds

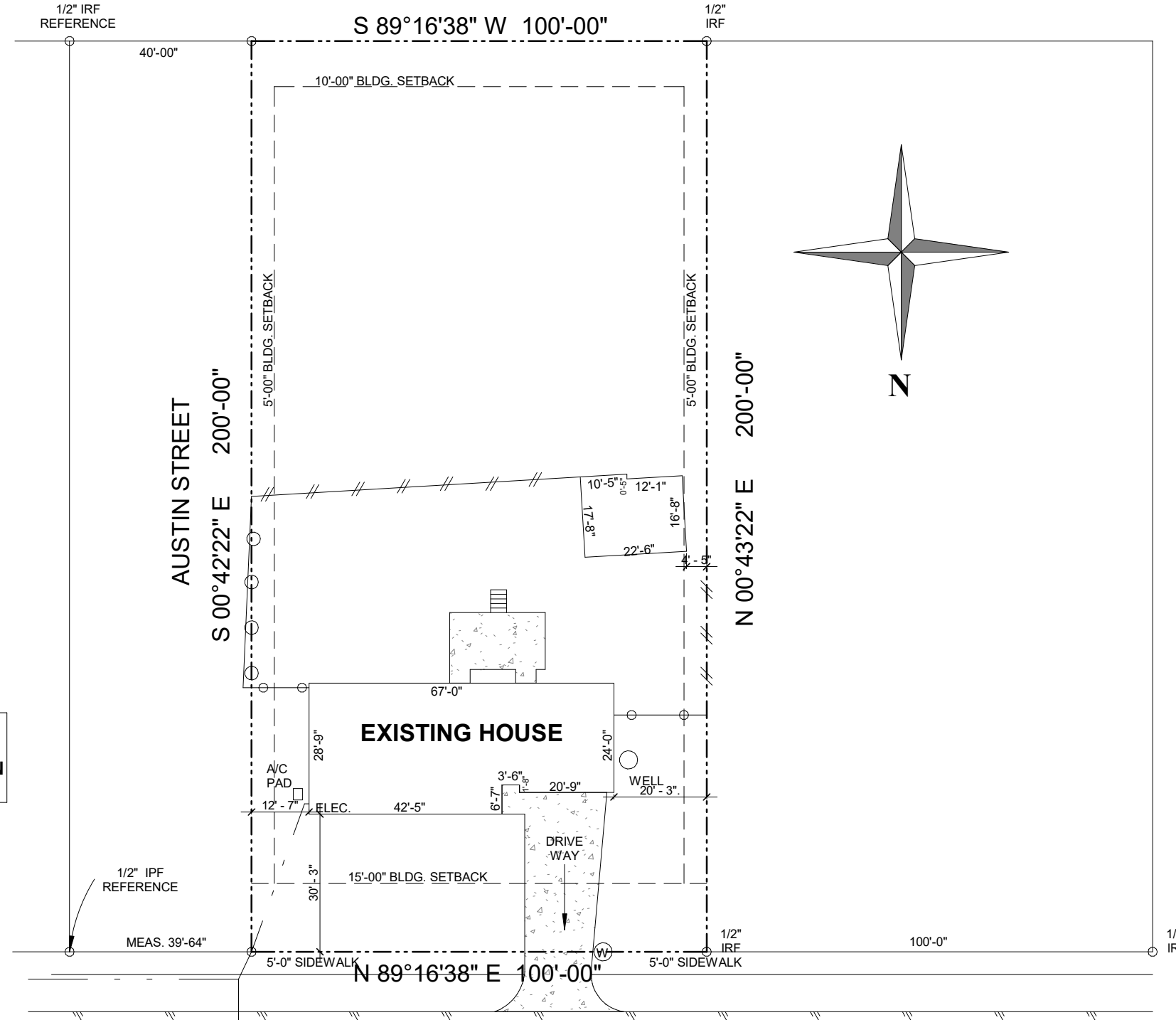
### OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

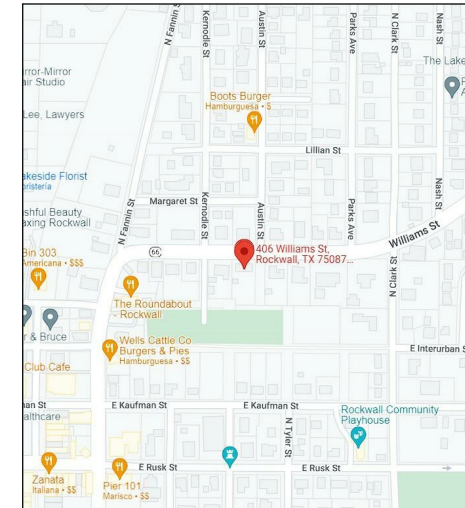
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(UNIMPROVED)



**NOTE:**  
SAYING MINIMUM  
SLOPE OF 1/4:12 ON  
INTERSECTIONS

# 1 Site Plan

1" = 30'-0"



## VICINITY MAP

406 WILLIAMS STREET,  
ROCKWALL, TX 75087

EXISTING HOUSE	1,364 SG/F
LOT AREA	0.46 ACRE
MAX LOT COVERAGE	35%
LOT COVERAGE	65%



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12/12/2022

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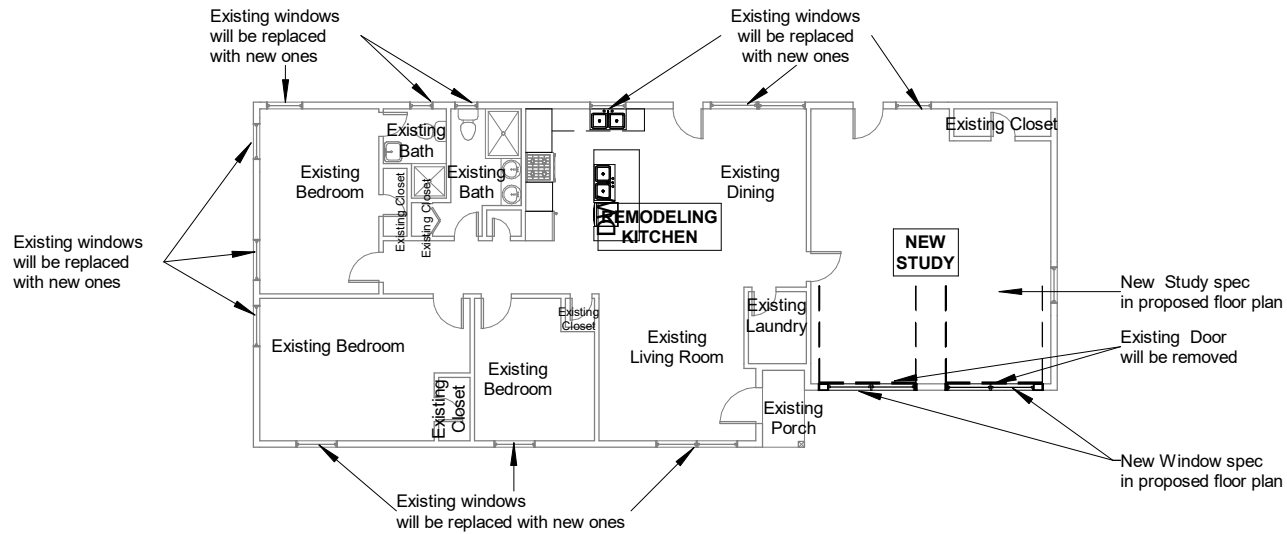
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**Project Name & Address**  
406 WILLIAMS STREET, ROCKWALL  
TX 75087  
**Legal Description**  
LOT B, BLOCK 5

## SITE PLAN

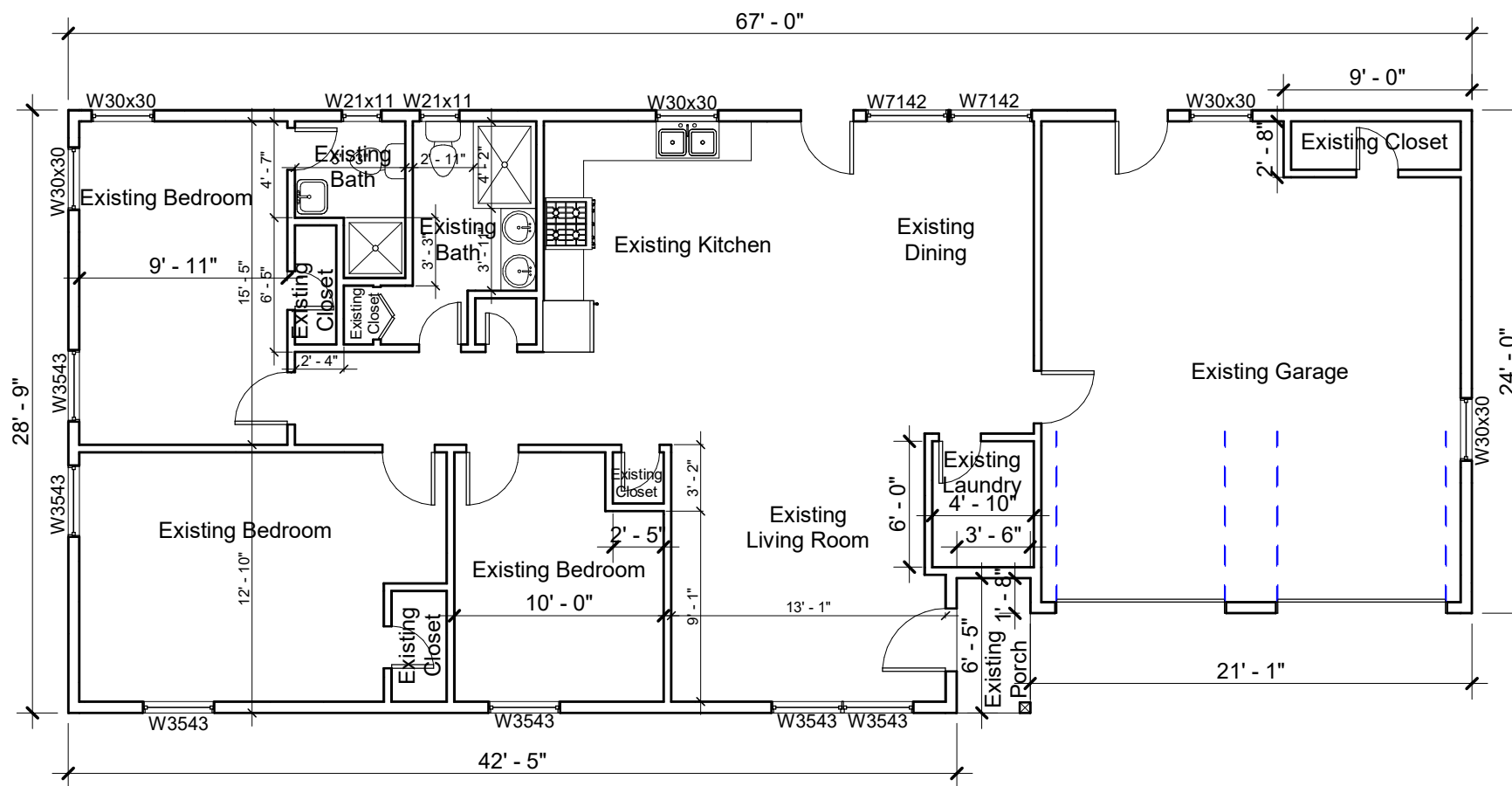
Project number: \_\_\_\_\_  
Date: 12/12/2022 Scale: 1" = 30'-0"  
Drawn by: Projects & Construction Araque





# 1 Demo

1/16" = 1'-0"



# 2 Existing Floor Plan

1/8" = 1'-0"



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XAVIER CHAPA ENGINEERING/SURVEYING  
FIRM NO F-9156



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

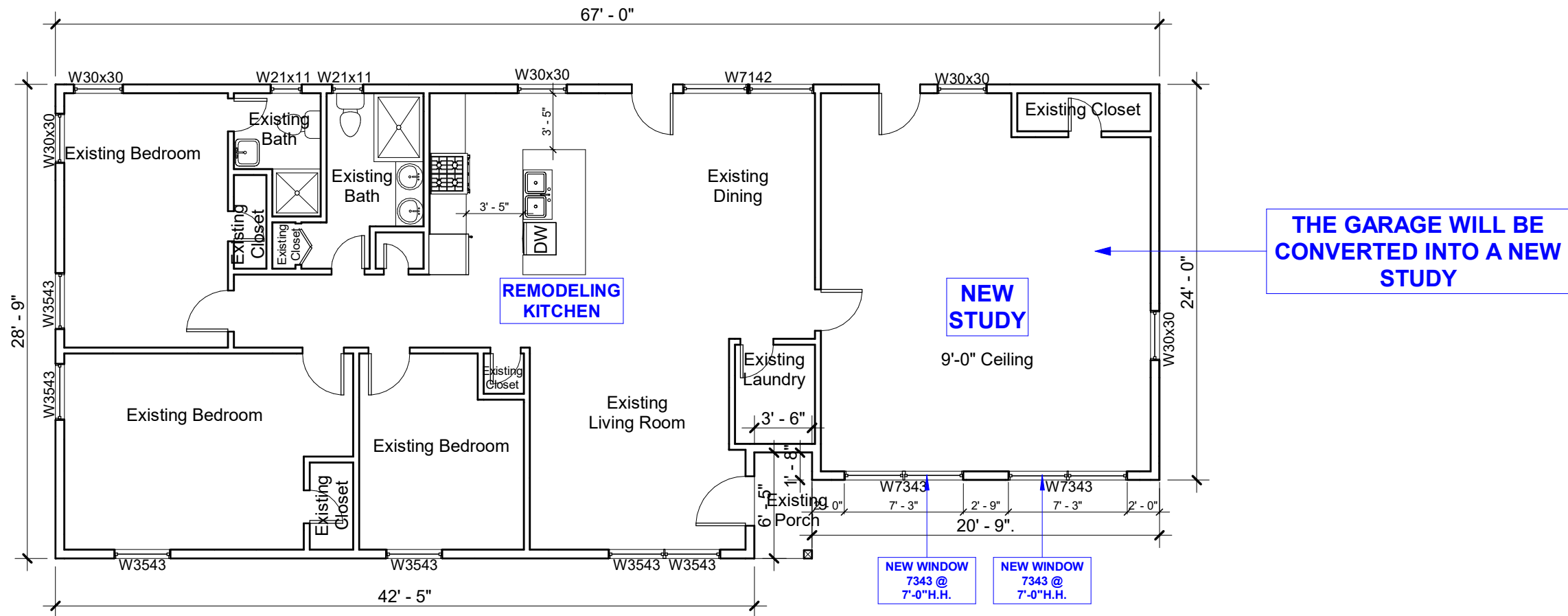
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

**Project Name & Address**  
406 WILLIAMS STREET, ROCKWALL  
TX 75087  
**Legal Description**  
LOT B, BLOCK 5

## EXISTING FLOOR PLAN

Project number:  
Date: 12/12/2022 Scale As indicated  
Drawn by: Projects & Construction Araque





# 1 Floor Plan

1/8" = 1'-0"

Window Schedule					
Phase Created	Level	Mark	Width	Height	Count
New Construction	Level 1	W7343	7' -3"	4' - 3"	2
Grand total: 2					



Xavier Chapa  
12/12/2022

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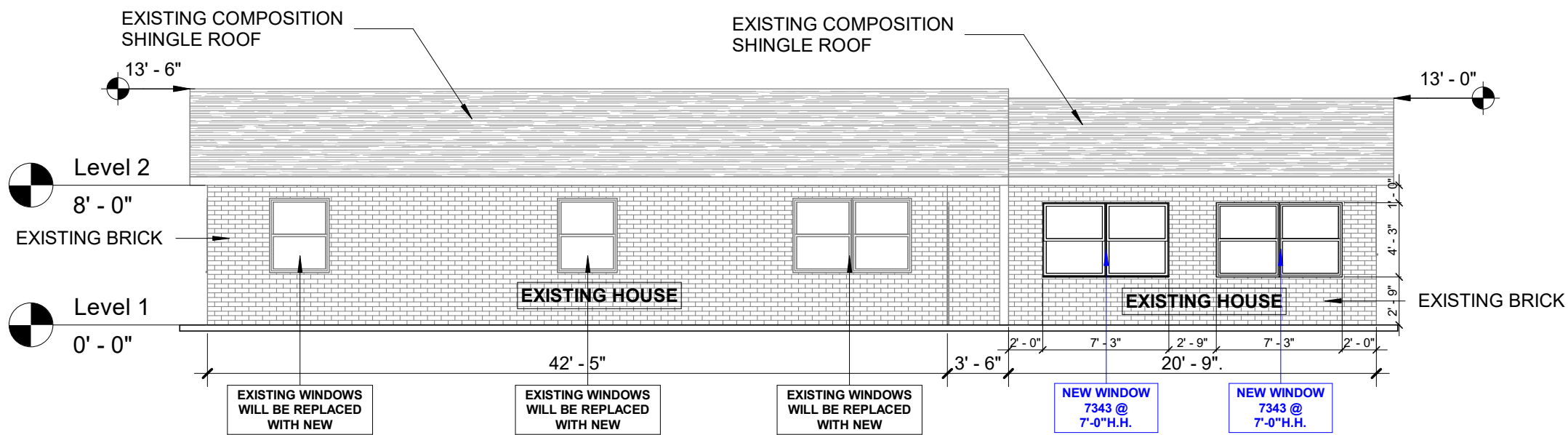
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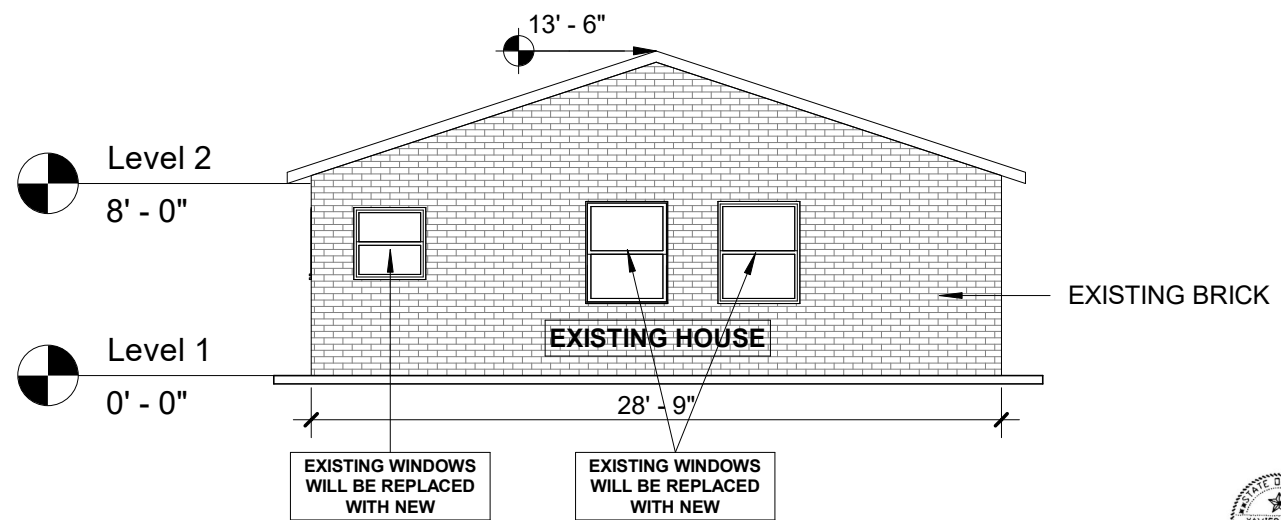
## PROP. FLOOR PLAN

Project number:  
Date: 12/12/2022 Scale 1/8" = 1'-0"  
Drawn by: Projects & Construction Araque



# 1 Front Elevation

1/8" = 1'-0"



# 2 Left Elevation

1/8" = 1'-0"



Xavier Chapa  
12/12/2022

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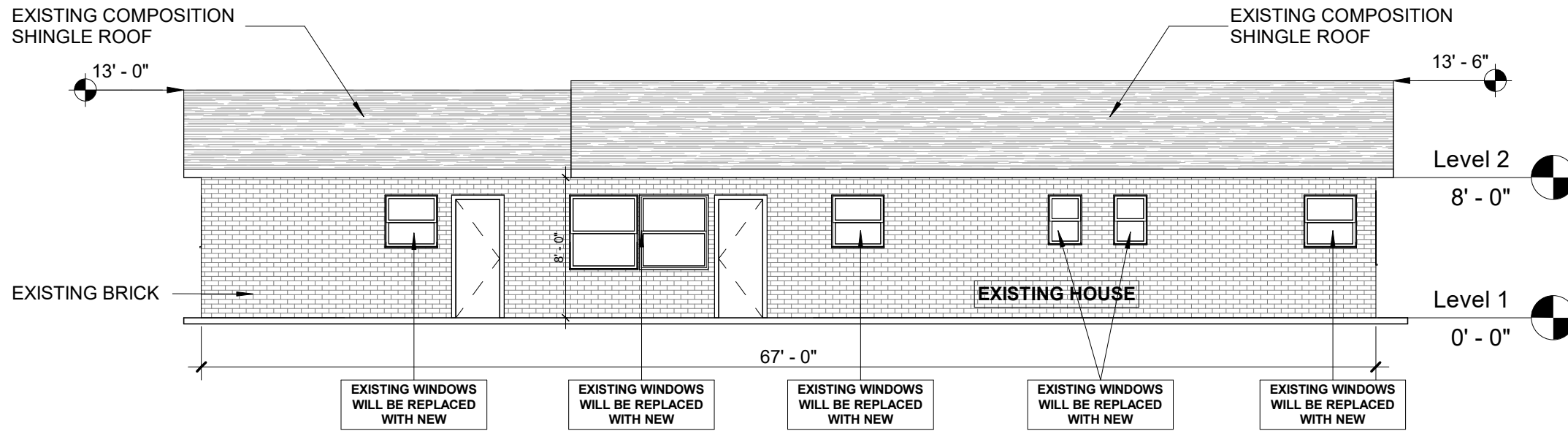
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TX 75087

**Legal Description**  
LOT B, BLOCK 5

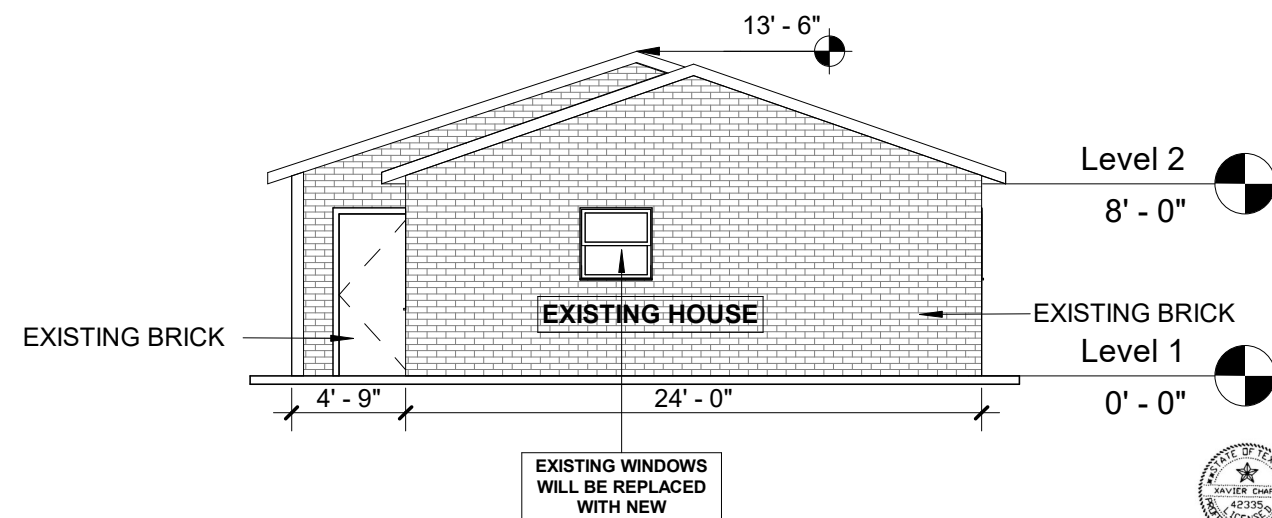
ELEVATIONS	
Project number:	
Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

6



# 1 Rear elevation

1/8" = 1'-0"



# 2 Right Elevation

1/8" = 1'-0"



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12/12/2022

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## ELEVATIONS

Project number:	
Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	

6.1



February 17, 2023

TO: Fernando Hernandez  
6800 Arapaho Road, Suite 1030  
Dallas, Texas 75248

CC: Clay Shipman  
742 Ridge Hollow Road  
Heath, TX 75032

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

SUBJECT: H2023-001; Certificate of Appropriateness (COA) for 406 Williams Street

Fernando Hernandez:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the Historic Preservation Advisory Board (HPAB) on February 16, 2023. The following is a record of all voting records:

Historic Preservation Advisory Board

On February 16, 2023, the Historic Preservation Advisory Board approved a motion to deny the Certificate of Appropriateness (COA) by a vote of 5-0, with Board Member McClintock absent.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- or any portion thereof -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

Henry Lee, AICP  
Planner