



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2023-004

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

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 Clay Shipma

ADDRESS 748 Ridge Hollow rd
Heath TX 75036

PHONE 469 853 0400

E-MAIL Clay@Shipma-Fire.com

APPLICANT(S) NAME Fernando Hernandez

ADDRESS 6800 Arapaho rd #1030
Dallas TX 75248

PHONE 469 251 93 74

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: _____

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.

Windows Replace, Exterior paint white and soffit Dark gray

Front door Replace and Back door New garage door stain Color

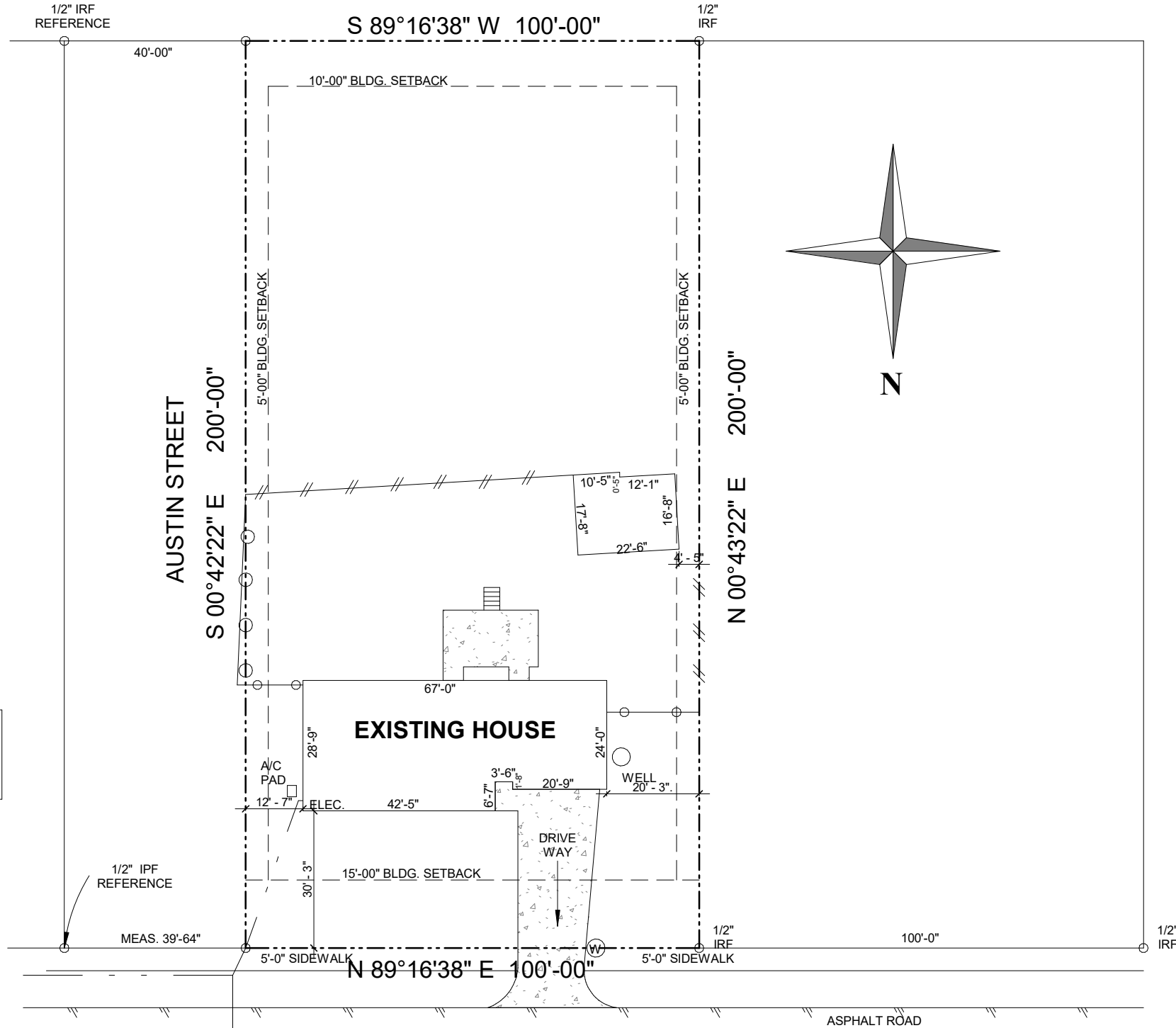
OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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.

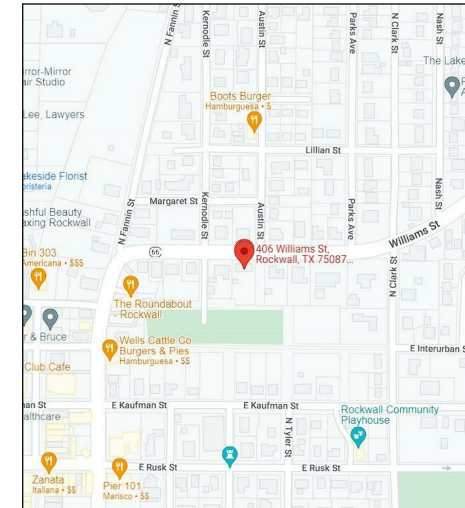
OWNER'S SIGNATURE

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



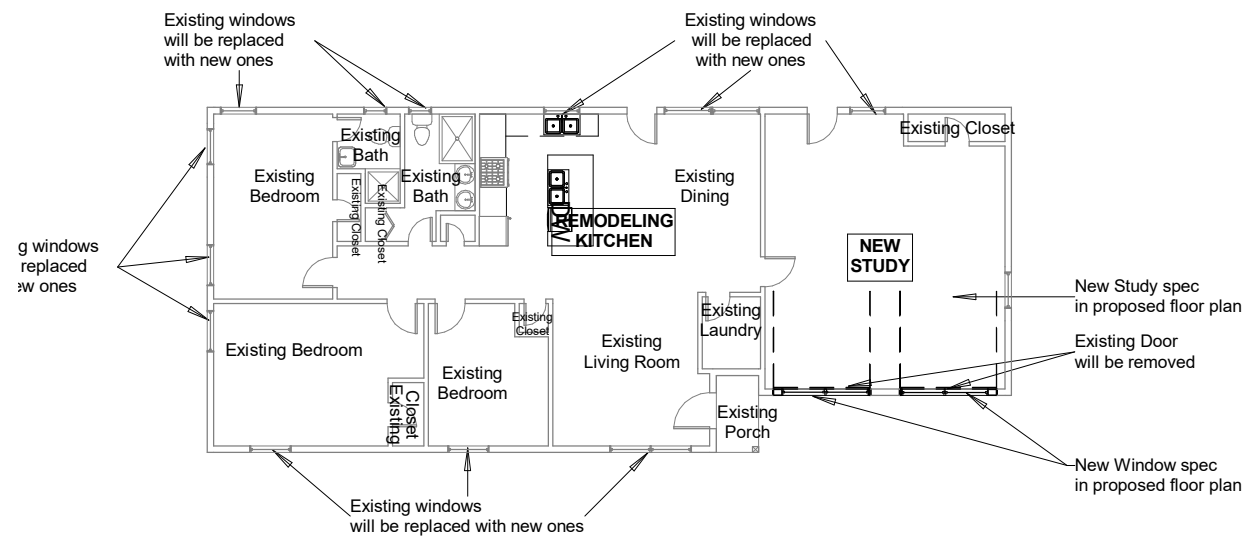
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND 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

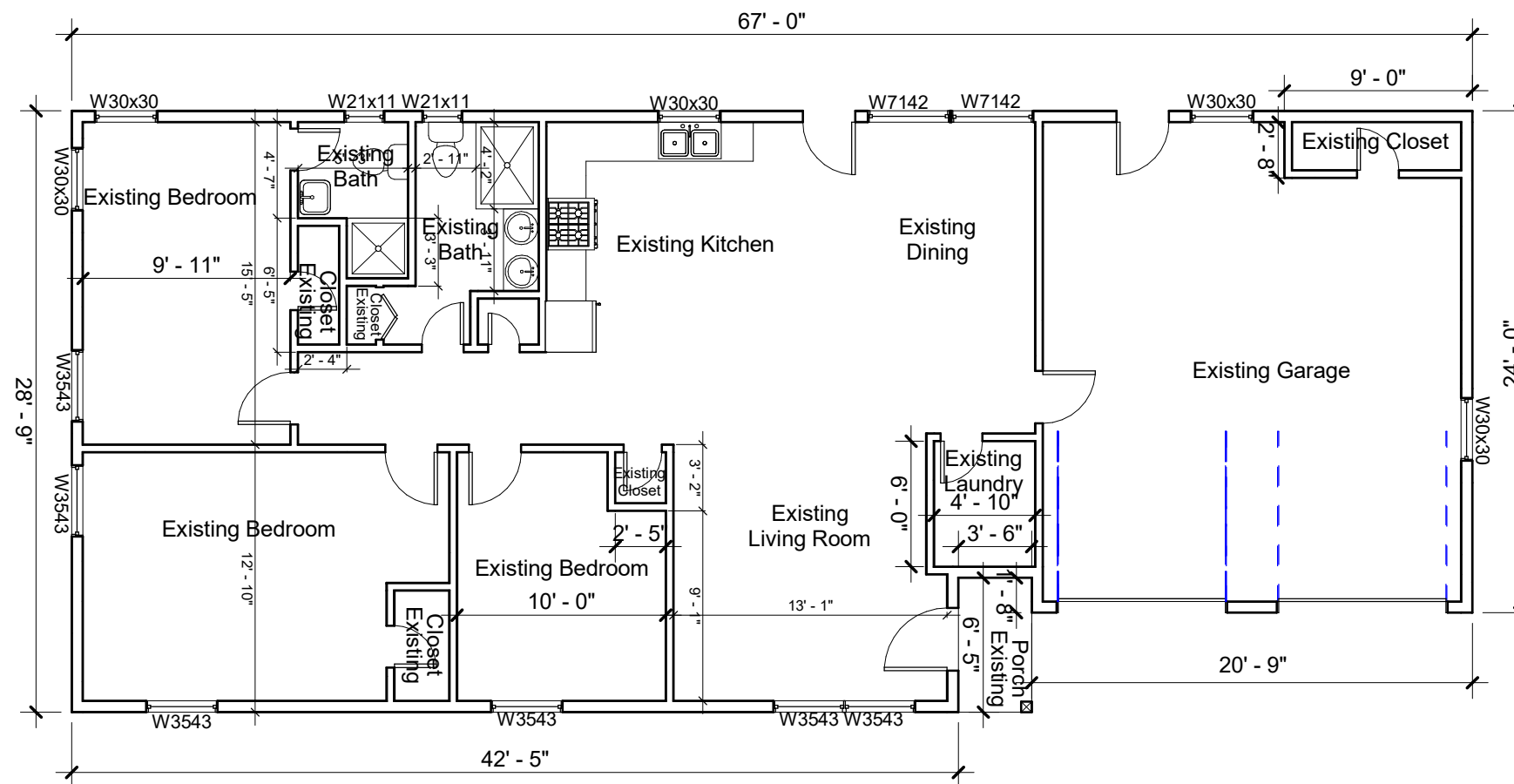
SITE PLAN

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

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FIRM NO F-9156



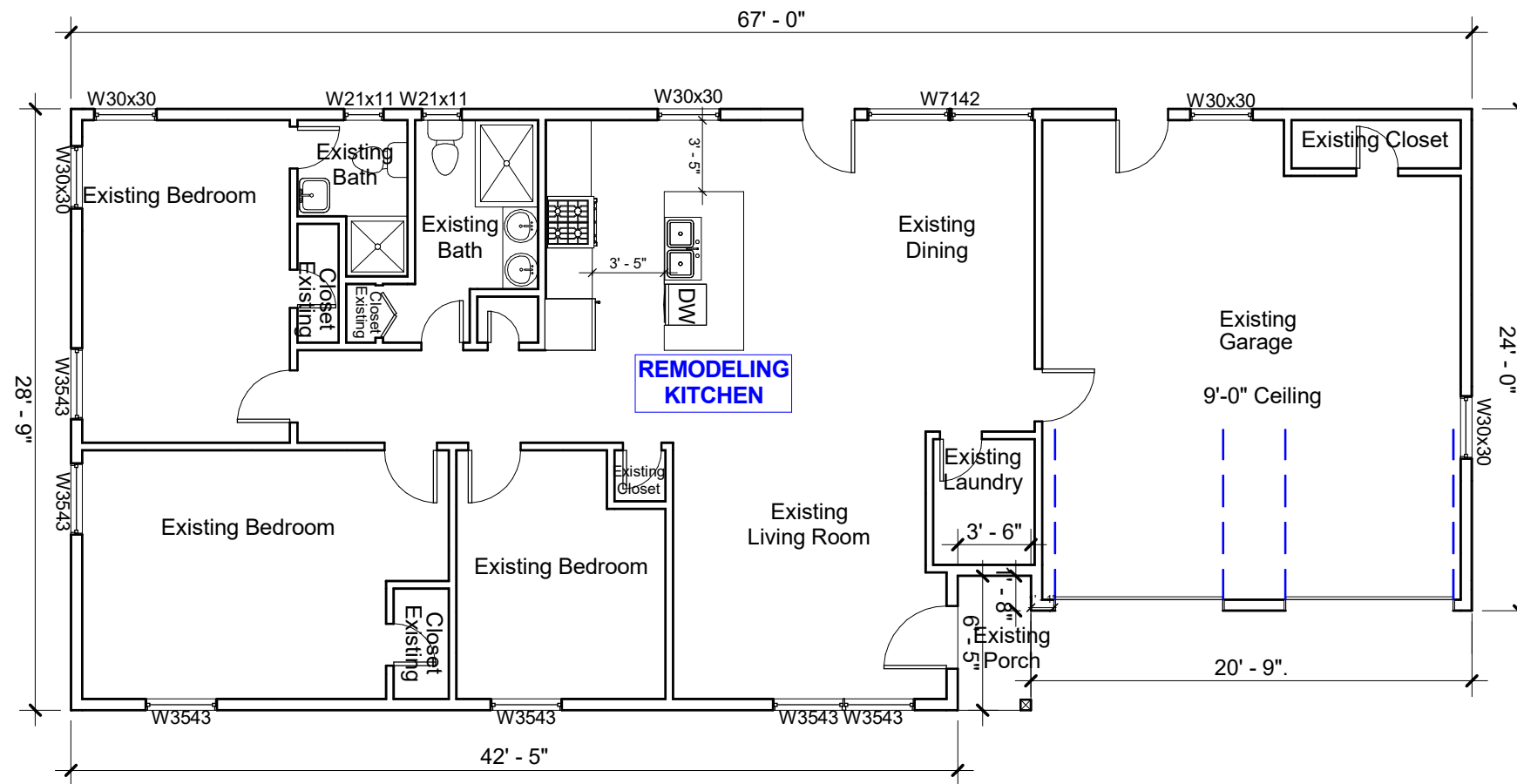
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TX 75087

Legal Description
LOT B, BLOCK 5

EXISTING FLOOR PLAN		2
Project number:		
Date:	12/12/2022	
Scale:	1/8" = 1'-0"	
Drawn by: Projects & Construction Araque		



1 Floor Plan

1/8" = 1'-0"



Xavier Chapa
12/12/2022

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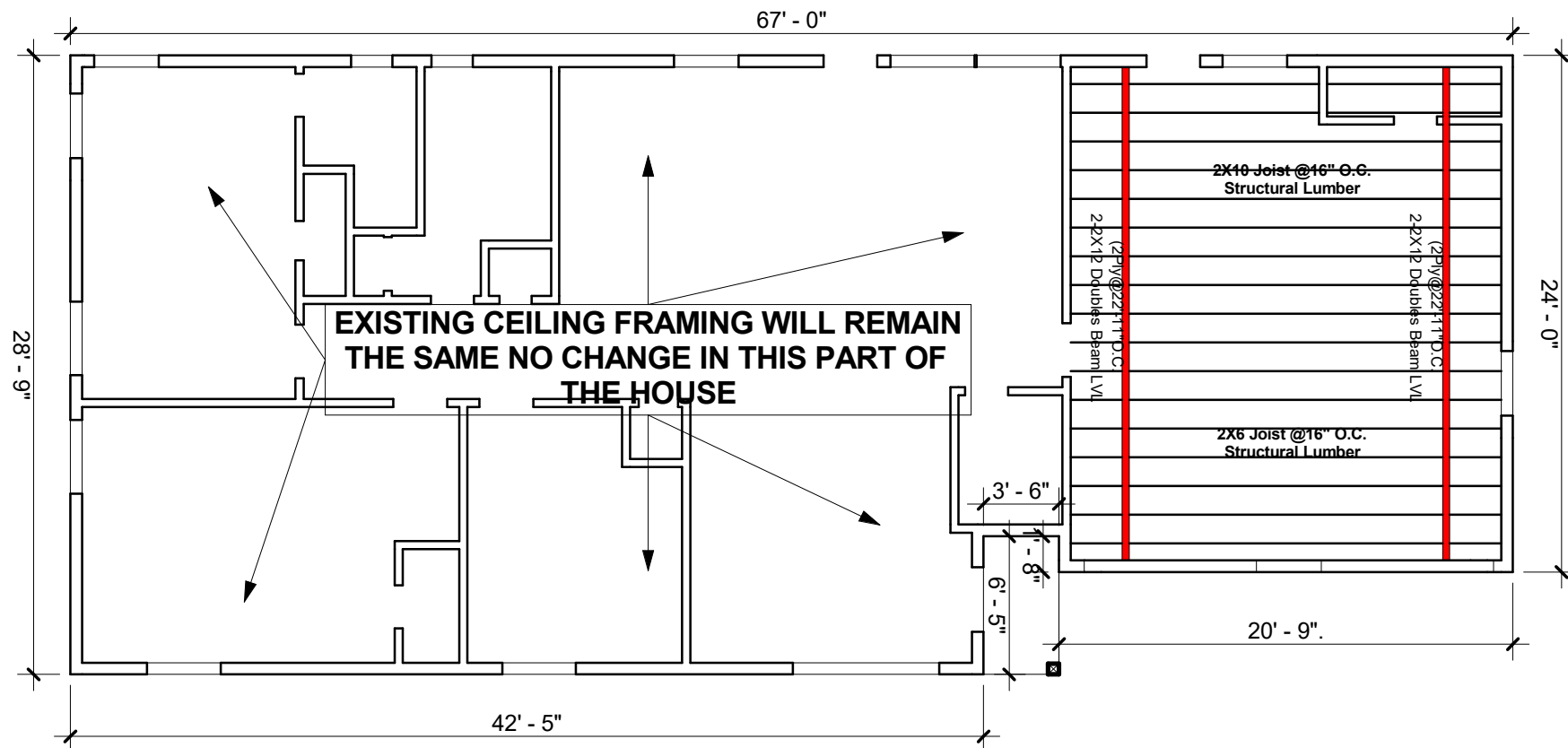
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Legal Description
LOT B, BLOCK 5

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

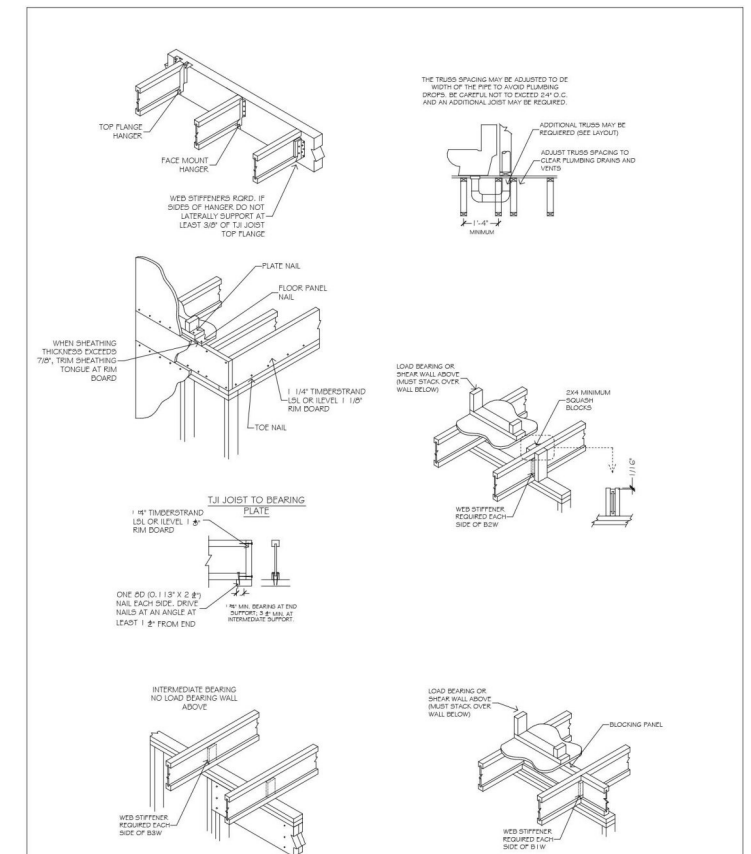
2.1



1 Ceiling Floor Framing

1/8" = 1'-0"

DETAILS FRAMING



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12/12/2022

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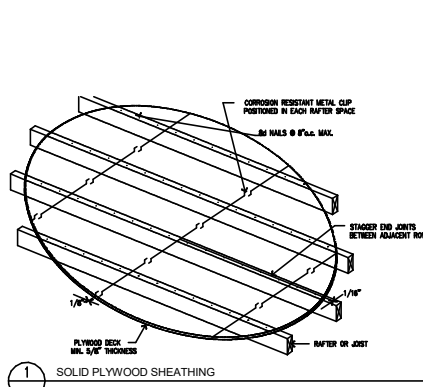
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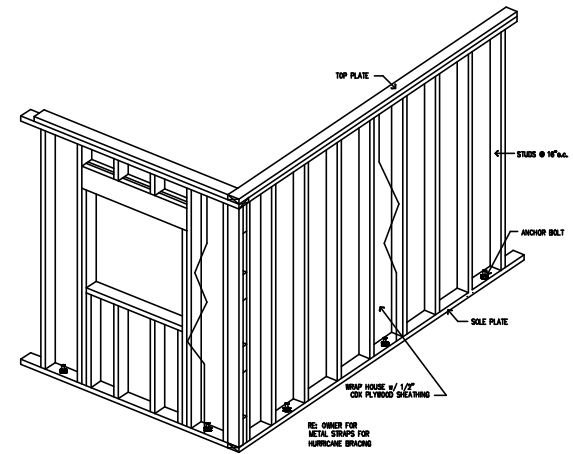
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Legal Description
LOT B, BLOCK 5

CEILING PLAN FRAMING

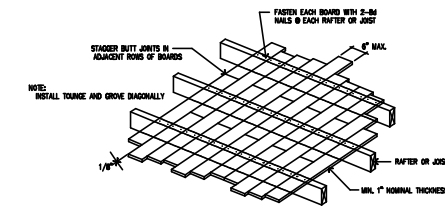
Project number:
Date: 12/12/2022 Scale: 1/8" = 1'-0"
Drawn by: Projects & Construction Araque



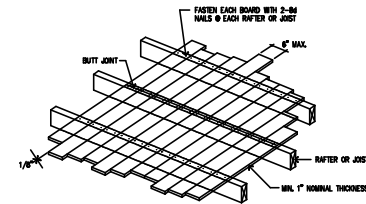
1 SOLID PLYWOOD SHEATHING



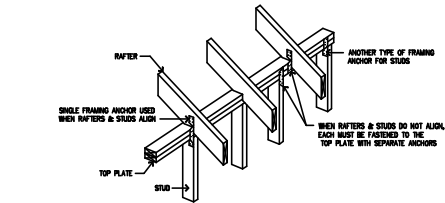
6 LATERAL BRACING OF EXTERIOR WALLS



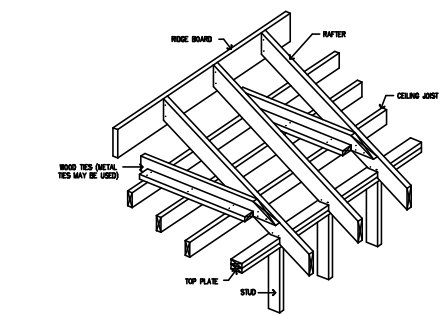
2 SOLID END-MATCHED BOARD SHEATHING



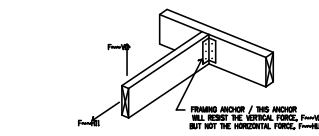
7 SOLID BOARD SHEATHING



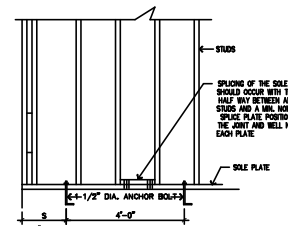
3 FASTENING RAFTERS TO THE WALL FRAMING



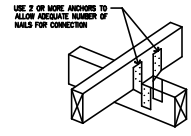
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



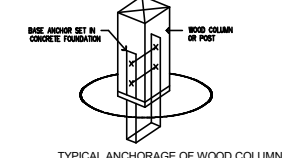
5 PROPER USE OF FRAMING ANCHORS



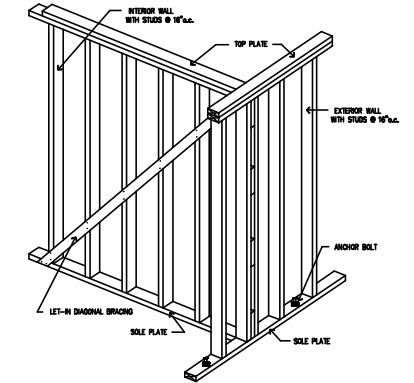
8 SPLICING OF SILLS OR SOLE PLATES



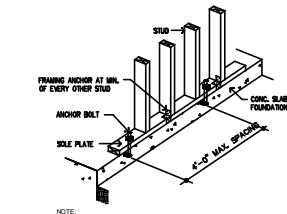
9 MEETING MIN. NAIL REQUIREMENTS WITH LARGE LUMBER OR TIMBER CONNECTIONS



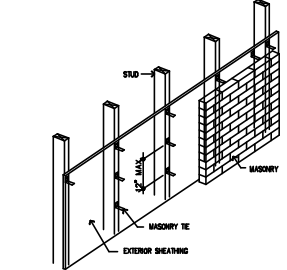
10 TYPICAL ANCHORAGE OF WOOD COLUMN OR POST TO A CONCRETE FOUNDATION



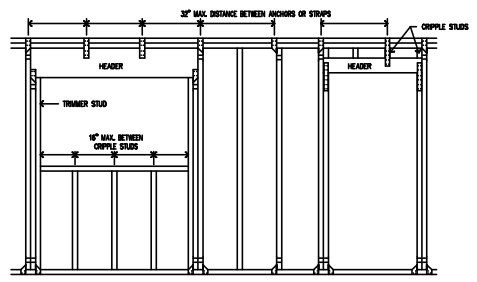
11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



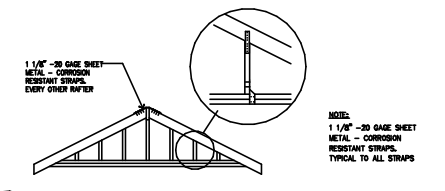
12 ANCHOR SILL PLATE TO FOUNDATION



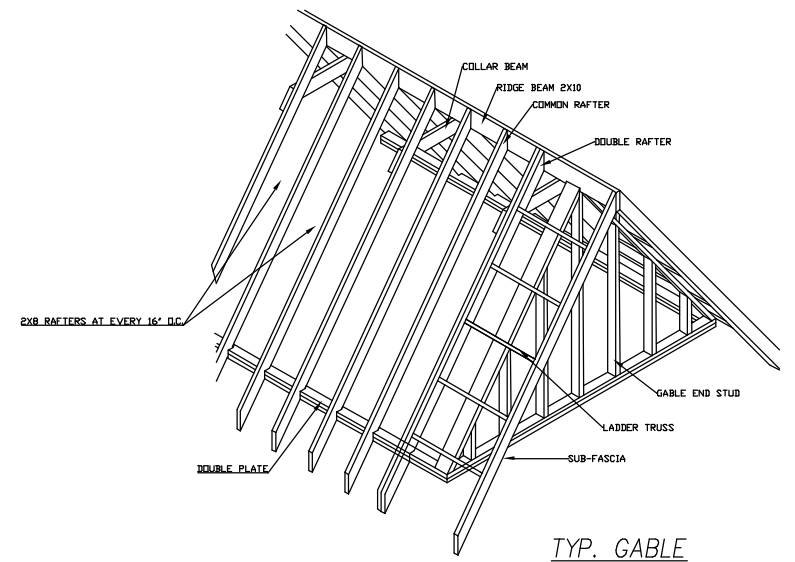
13 ANCHORING MASONRY VENEER TO WALL FRAMING



14 ANCHORAGE OF HEADERS



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE



TYP. GABLE DETAIL

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.L.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.L.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.L.A. AND COMPLY WITH IT.



Xavier Chapa

12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING FIRM NO F-9156



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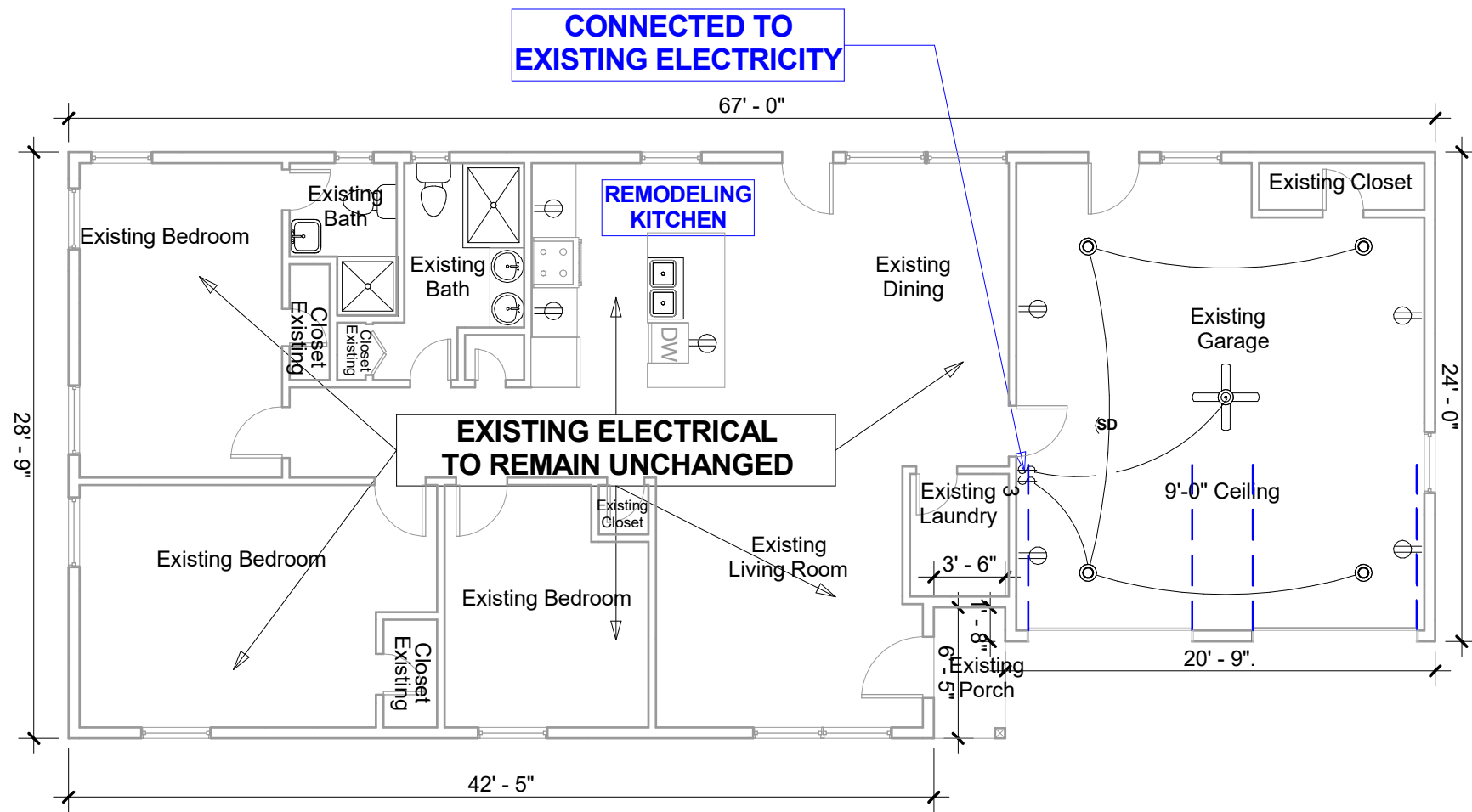
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 406 WILLIAMS STREET, ROCKWALL TX 75087
Legal Description
 LOT B, BLOCK 5

FRAMING NOTES

Project number:	
Date:	12/12/2022
Scale:	1/4" = 1'-0"
Drawn by:	Projects & Construction Araque

3.1

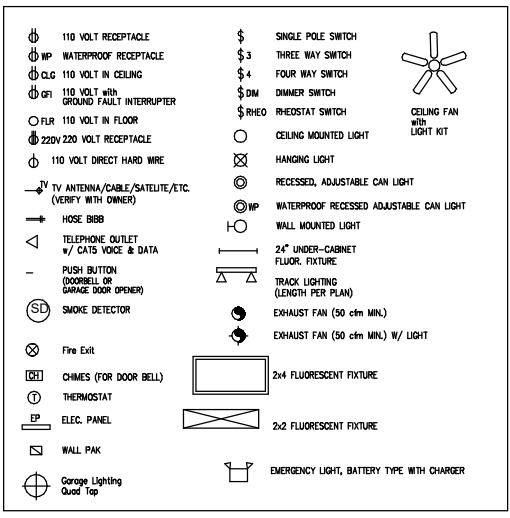


1 Electrical

1/8" = 1'-0"

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
7. PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
8. PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY



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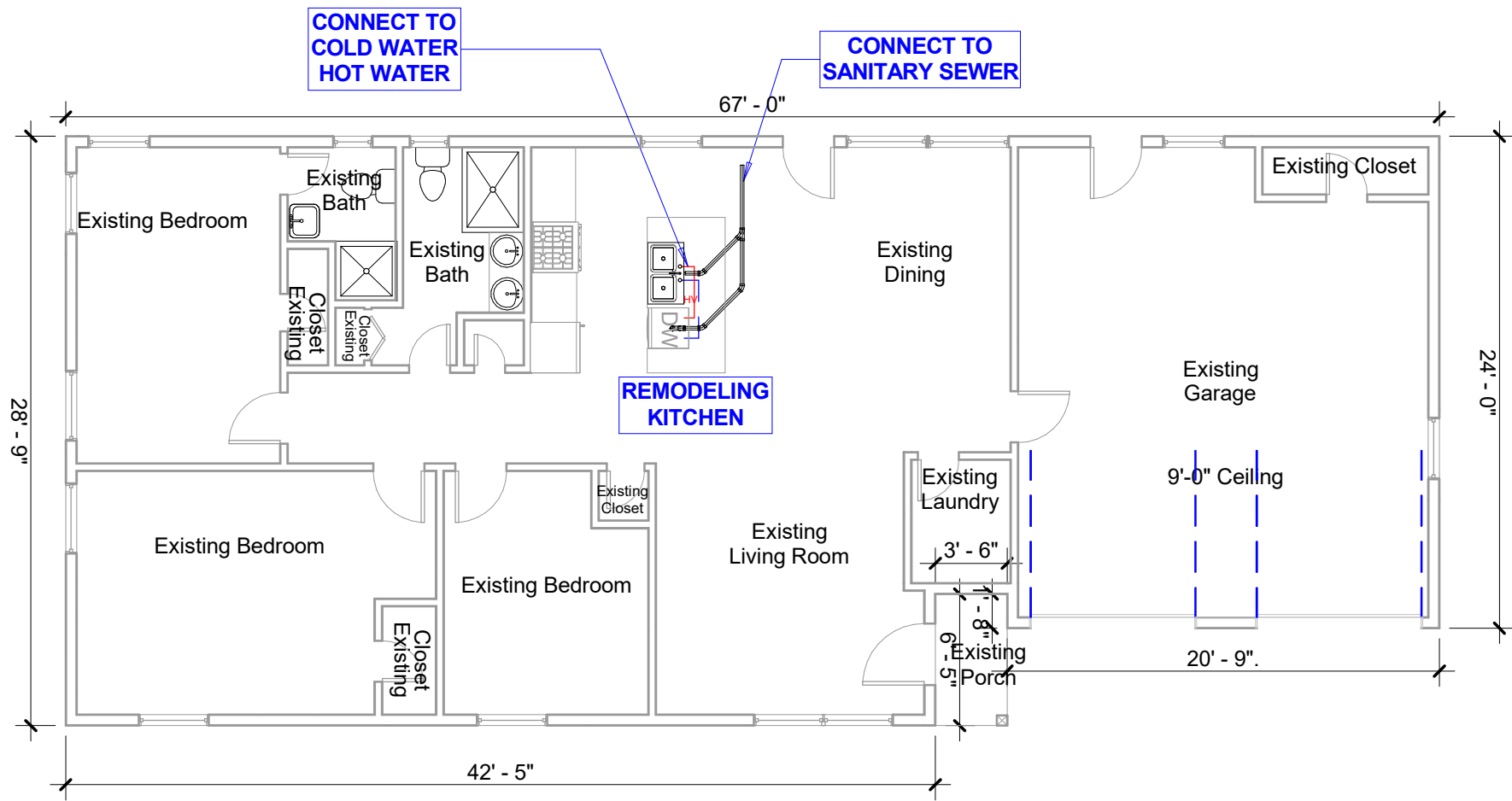
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TX 75087

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LOT B, BLOCK 5

ELECTRICAL

Project number:
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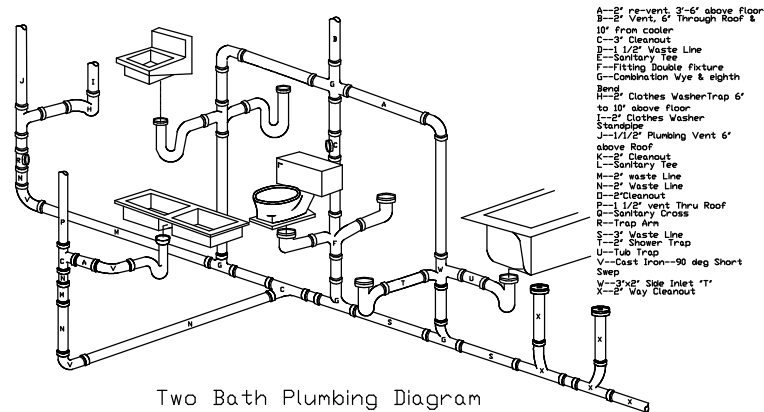


1 Plumbing

1/8" = 1'-0"

PLUMBING LEGEND

SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER



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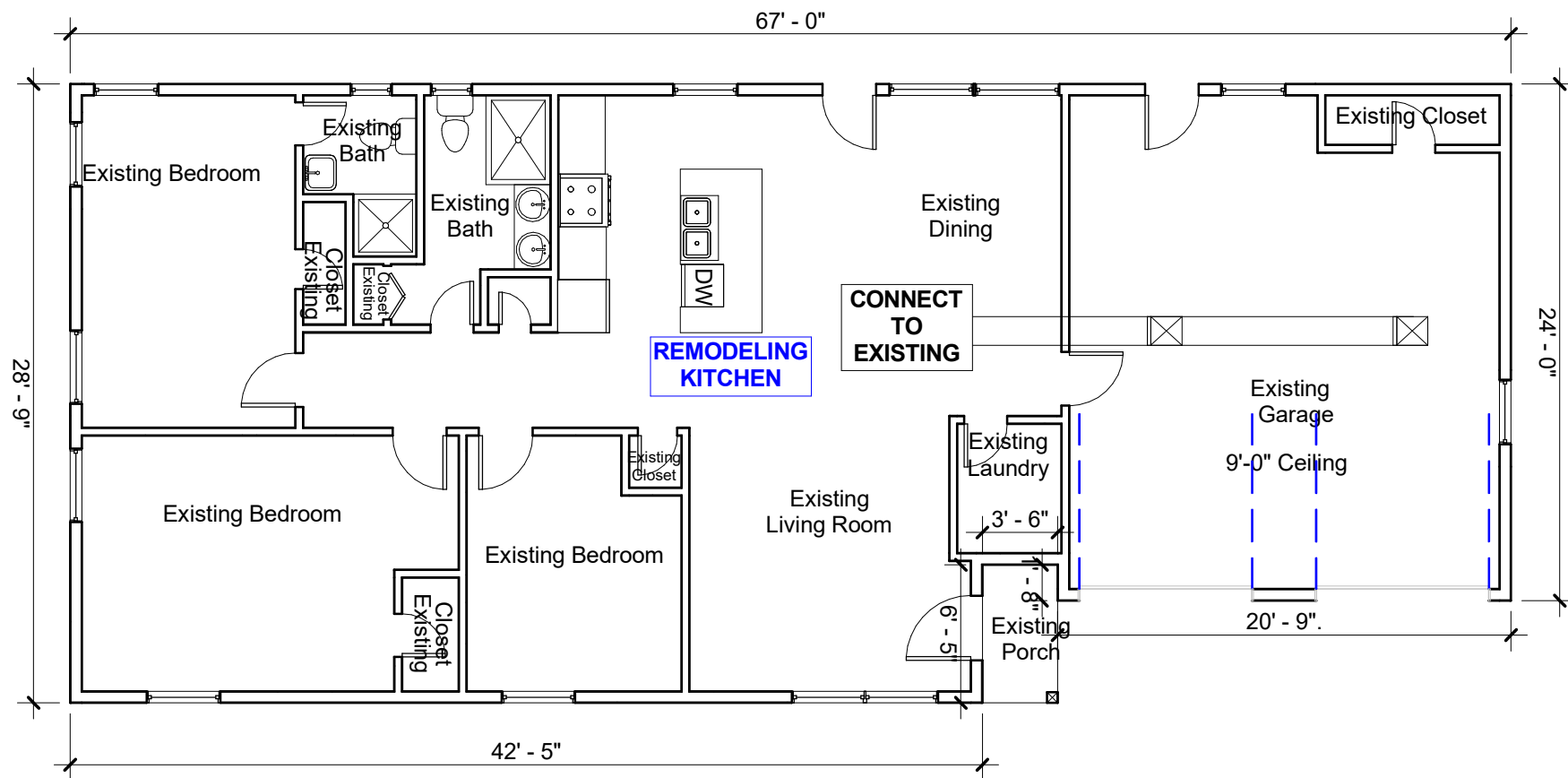
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PLUMBING

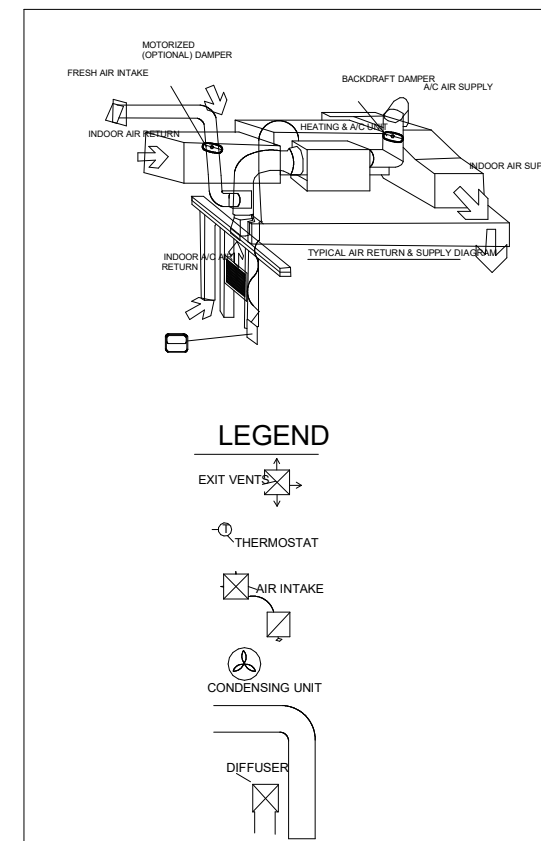
Project number:	
Date:	12/12/2022
Scale:	1/8" = 1'-0"
Drawn by:	Projects & Construction Araque



1 Mechanical

1/8" = 1'-0"

DETAIL MECHANICAL



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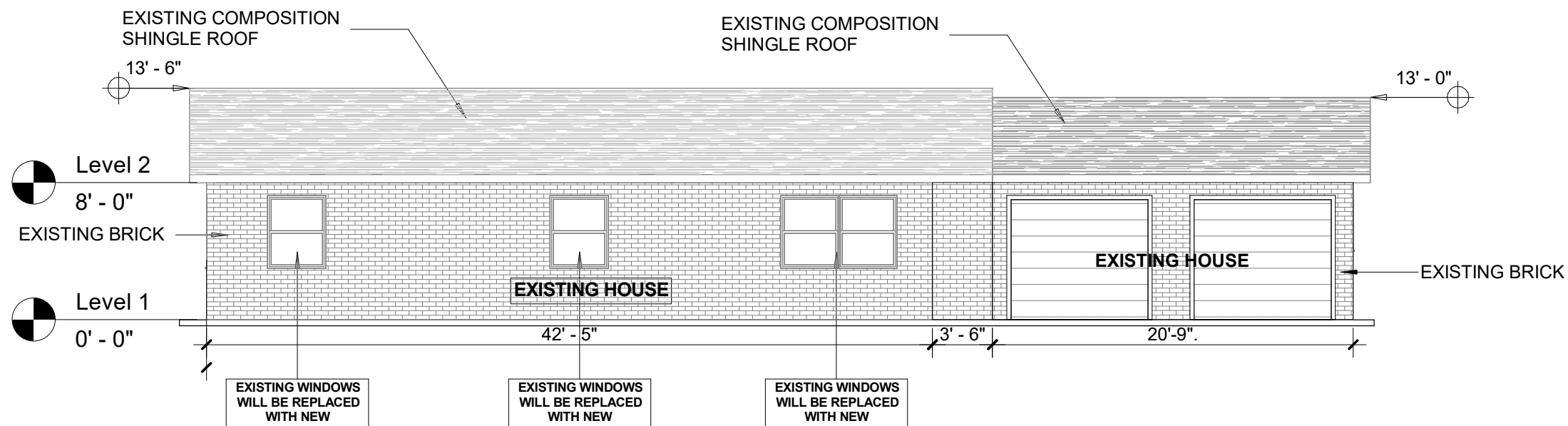
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Project Name & Address
406 WILLIAMS STREET, ROCKWALL
TX 75087
Legal Description
LOT B, BLOCK 5

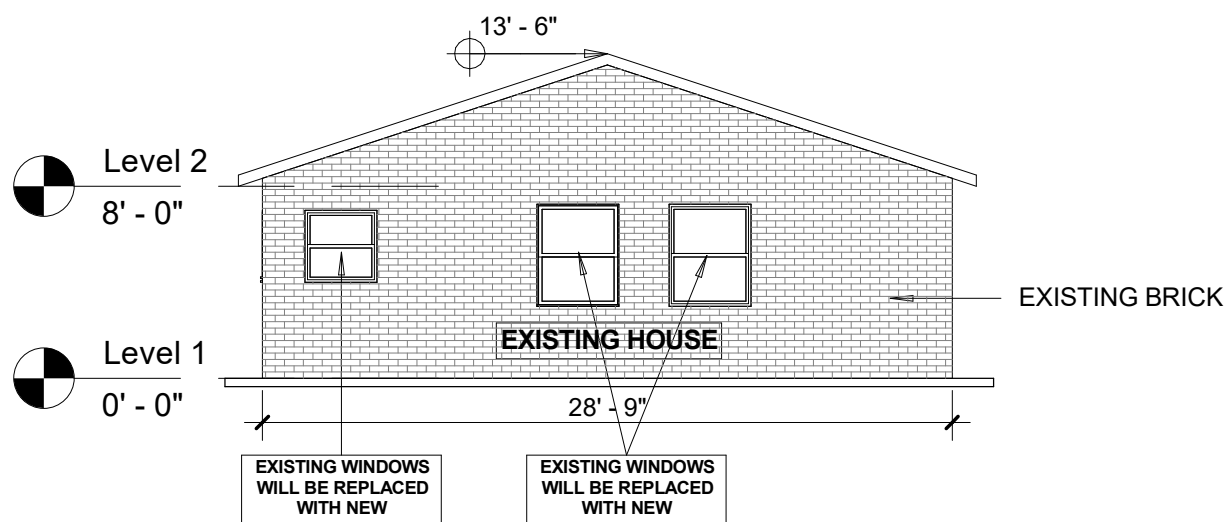
MECHANICAL

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"



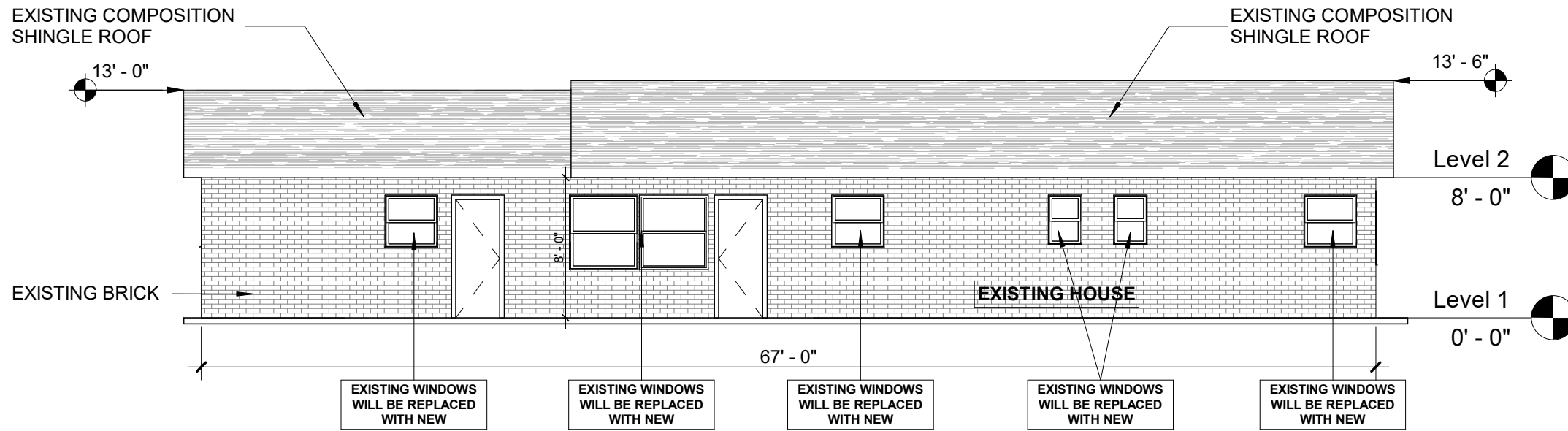
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 406 WILLIAMS STREET, ROCKWALL
 TX 75087
Legal Description
 LOT B, BLOCK 5

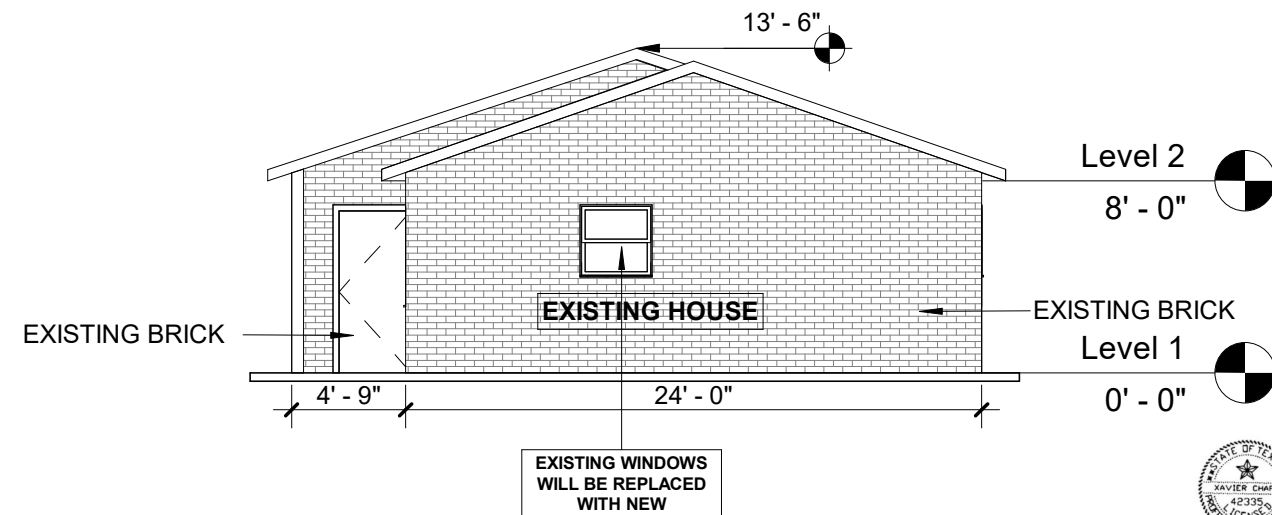
ELEVATIONS

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"



Xavier Chapa
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



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LOT B, BLOCK 5

ELEVATIONS

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





HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2023-004

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

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 Clay Shipma
 ADDRESS 748 Ridge Hollow rd
 Heath TX 75036
 PHONE 469 853 0400
 E-MAIL Clay@Shipma-Fire.com

APPLICANT(S) NAME Fernando Hernandez
 ADDRESS 6800 Arapaho rd #1030
 Dallas TX 75248
 PHONE 469 251 93 74
 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:

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.

Windows Replace, Exterior paint white and soffit Dark gray
Front door Replace and Back door New garage door stain Color

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



H2023-004: Certificate of Appropriateness for 406 Williams Street

66

SF-7

DT

GR

Case Location Map = 



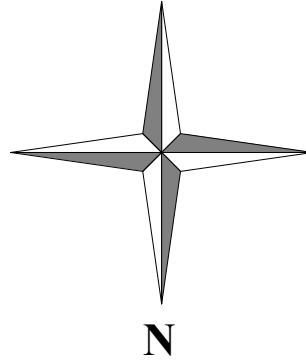
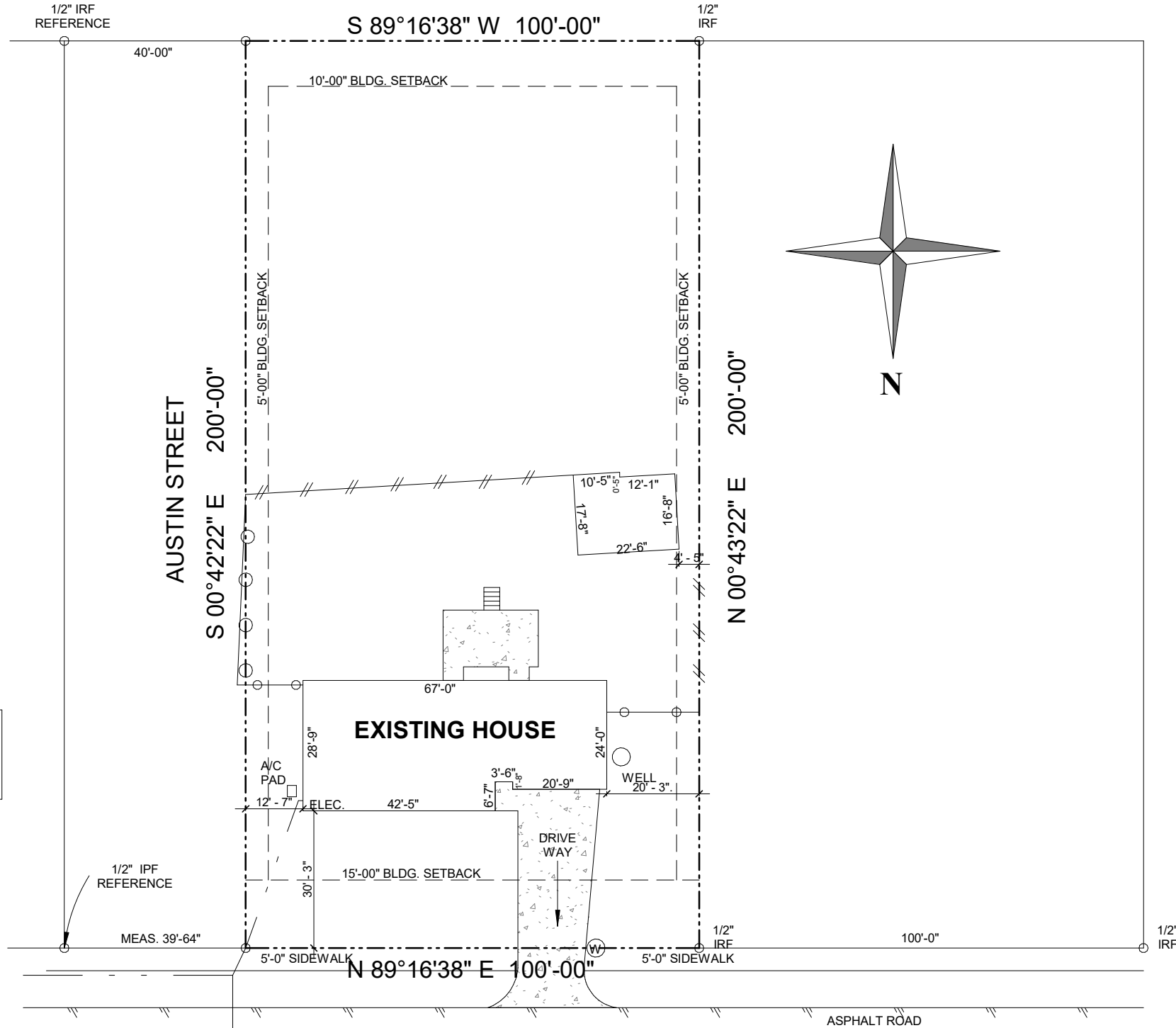
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

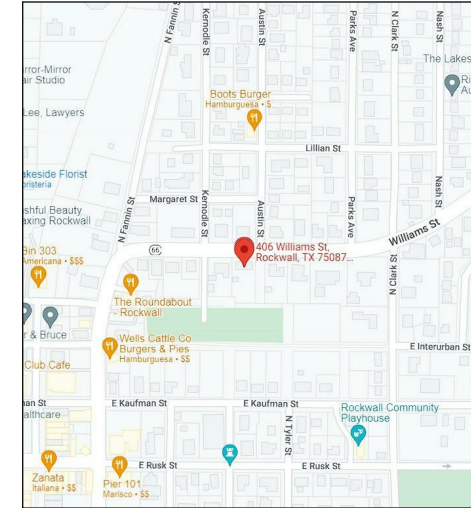
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



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



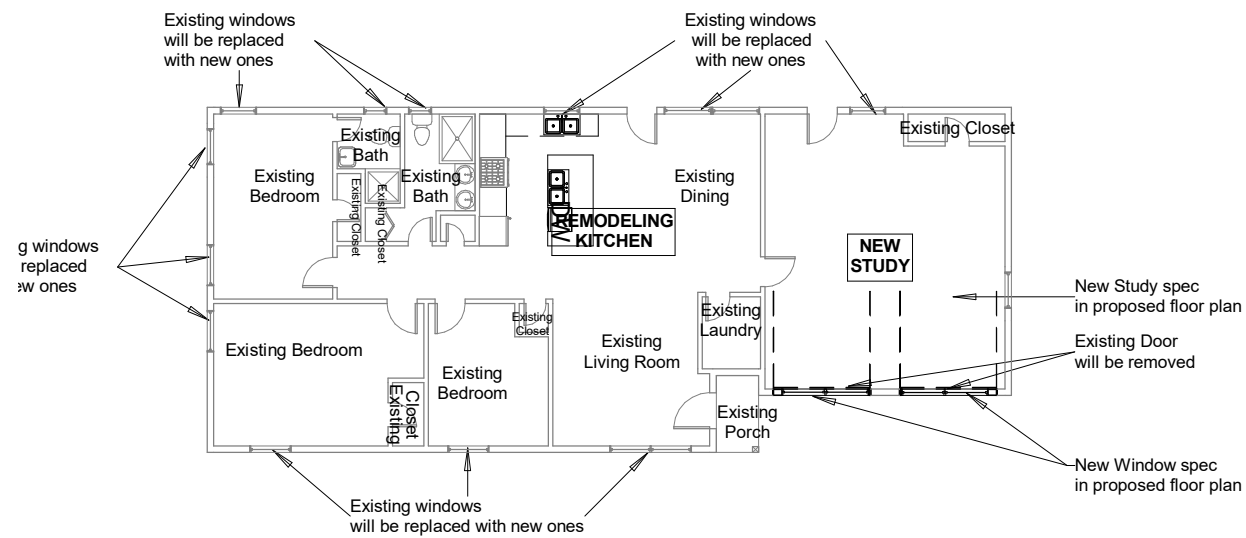
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TX 75087
Legal Description
LOT B, BLOCK 5

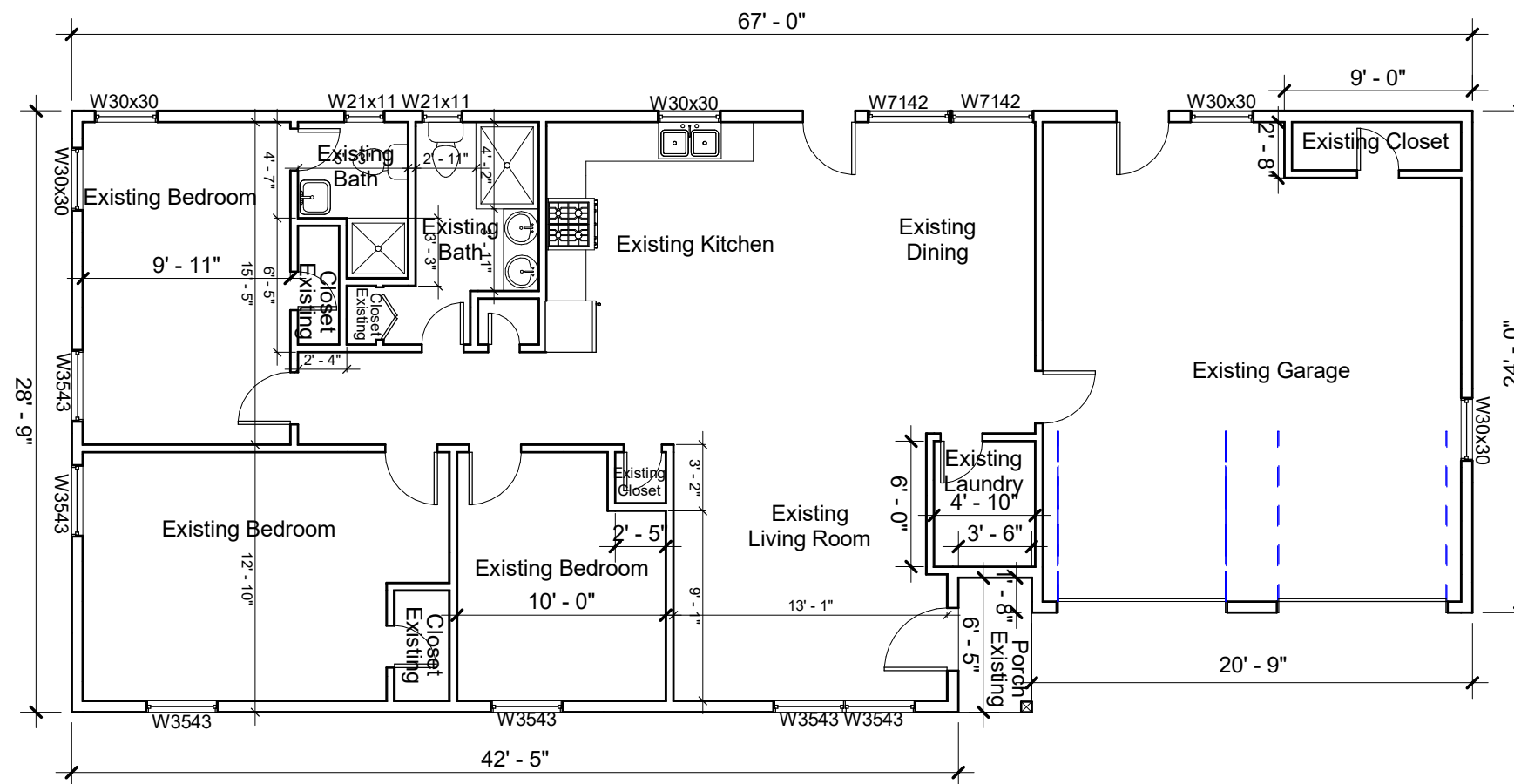
SITE PLAN

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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12/12/2022

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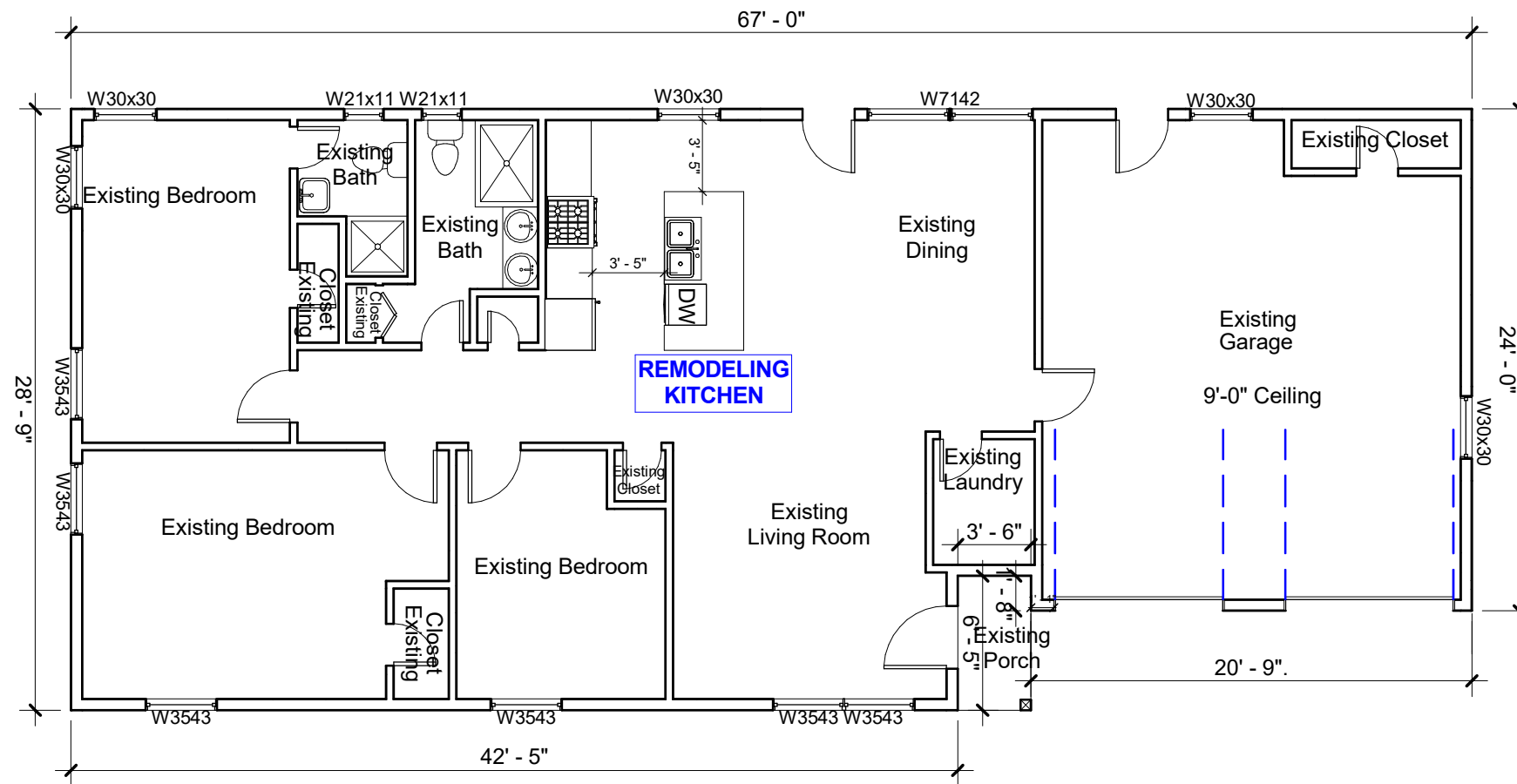
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TX 75087

Legal Description
LOT B, BLOCK 5

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

2



1 Floor Plan

1/8" = 1'-0"



Xavier Chapa
12/12/2022

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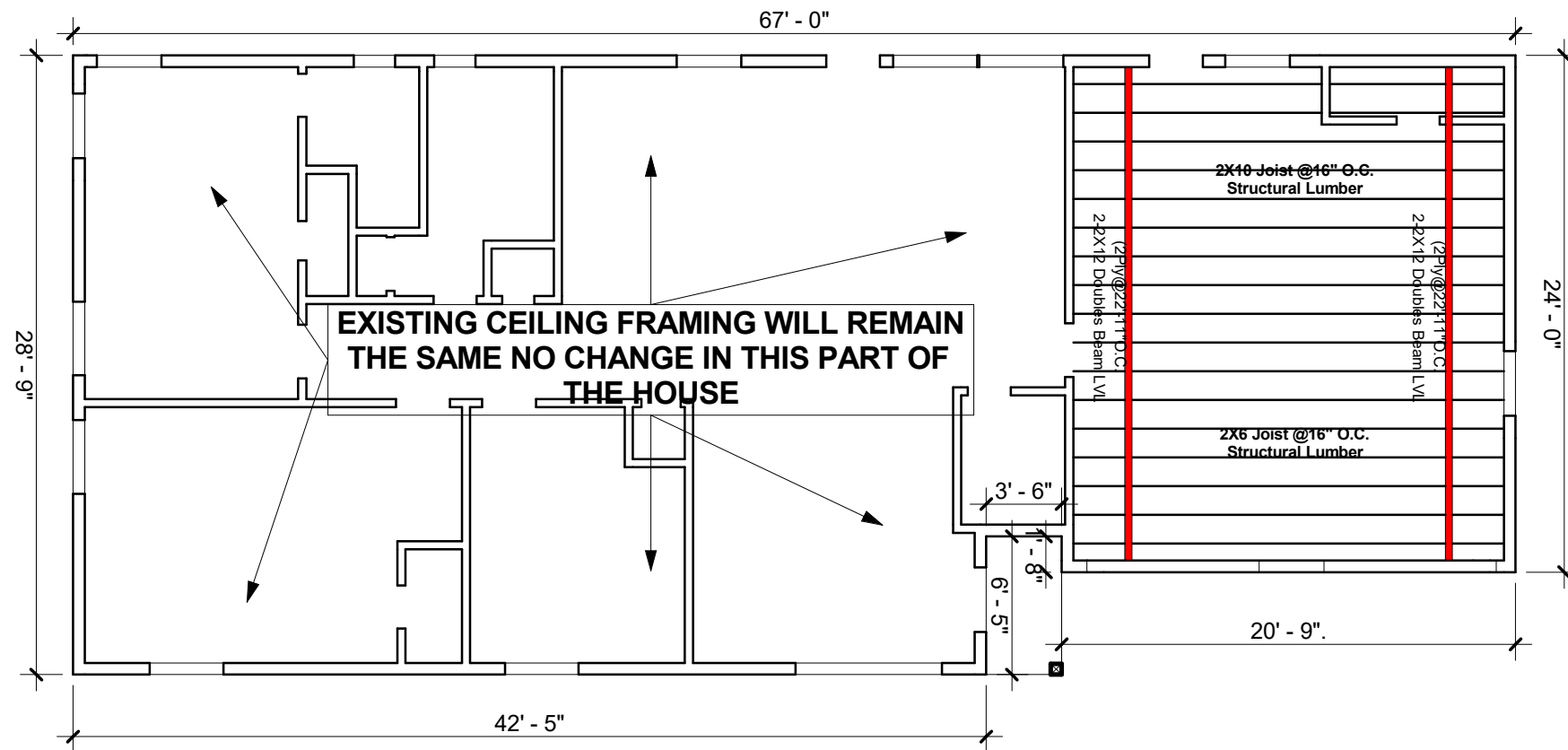
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Legal Description
LOT B, BLOCK 5

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

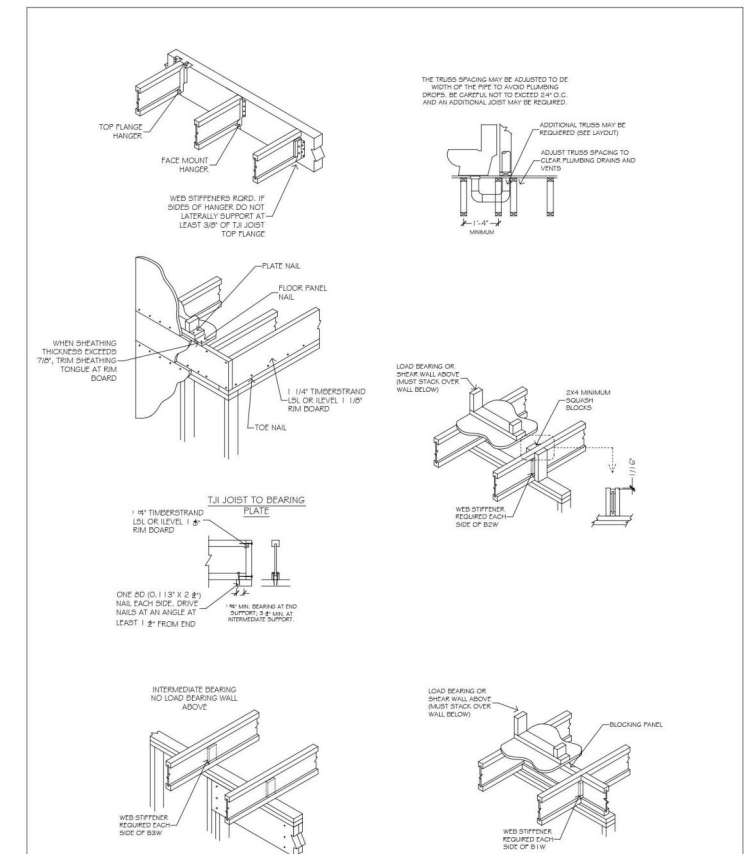
2.1



1 Ceiling Floor Framing

1/8" = 1'-0"

DETAILS FRAMING



Xavier Chapa

12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



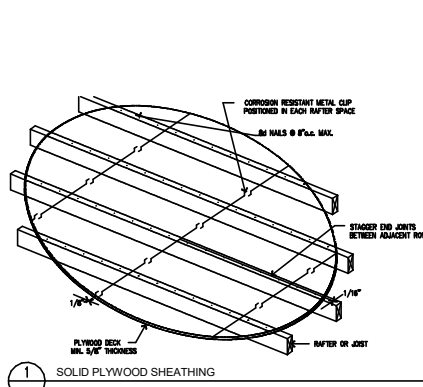
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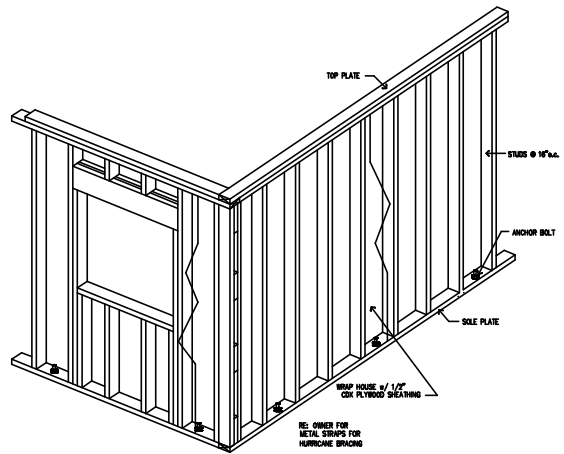
Project Name & Address
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CEILING PLAN FRAMING

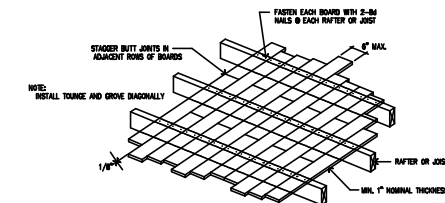
Project number:
Date: 12/12/2022 Scale: 1/8" = 1'-0"
Drawn by: Projects & Construction Araque



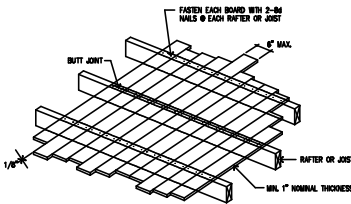
1 SOLID PLYWOOD SHEATHING



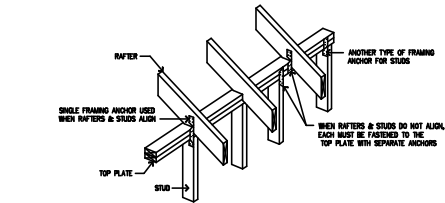
6 LATERAL BRACING OF EXTERIOR WALLS



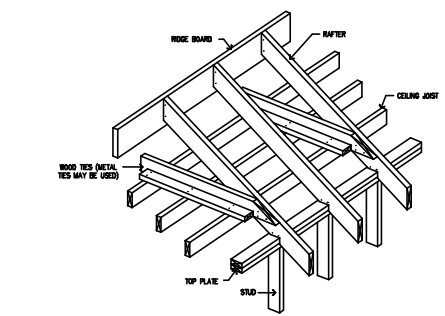
2 SOLID END-MATCHED BOARD SHEATHING



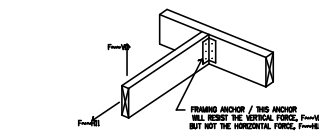
7 SOLID BOARD SHEATHING



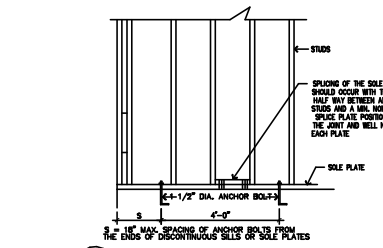
3 FASTENING RAFTERS TO THE WALL FRAMING



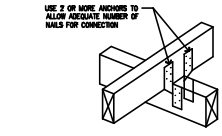
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



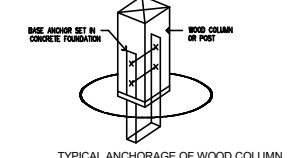
5 PROPER USE OF FRAMING ANCHORS



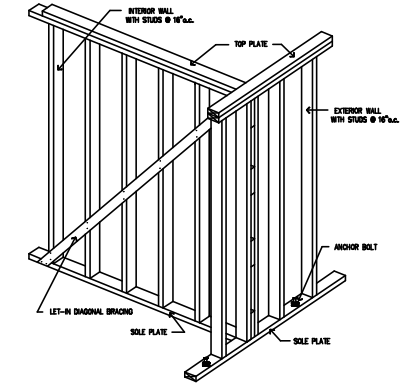
8 SPLICING OF SILLS OR SOLE PLATES



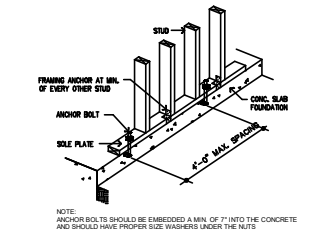
9 MEETING MIN. NAIL REQUIREMENTS WITH LARGE LUMBER OR TIMBER CONNECTIONS



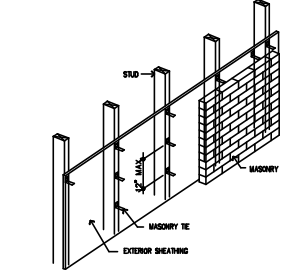
10 TYPICAL ANCHORAGE OF WOOD COLUMN OR POST TO A CONCRETE FOUNDATION



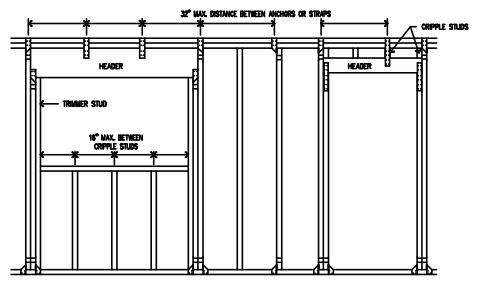
11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



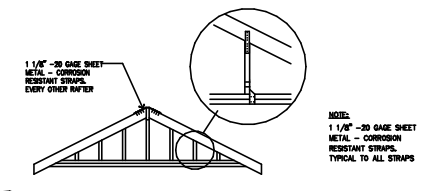
12 ANCHOR SILL PLATE TO FOUNDATION



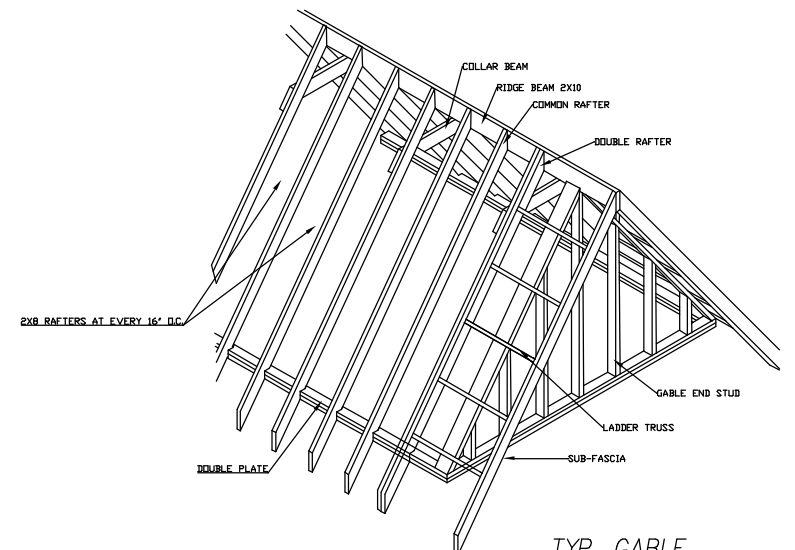
13 ANCHORING MASONRY VENEER TO WALL FRAMING



14 ANCHORAGE OF HEADERS



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE



TYP. GABLE DETAIL

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.L.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.L.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.L.A. AND COMPLY WITH IT.



Xavier Chapa

12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING FIRM NO F-9156



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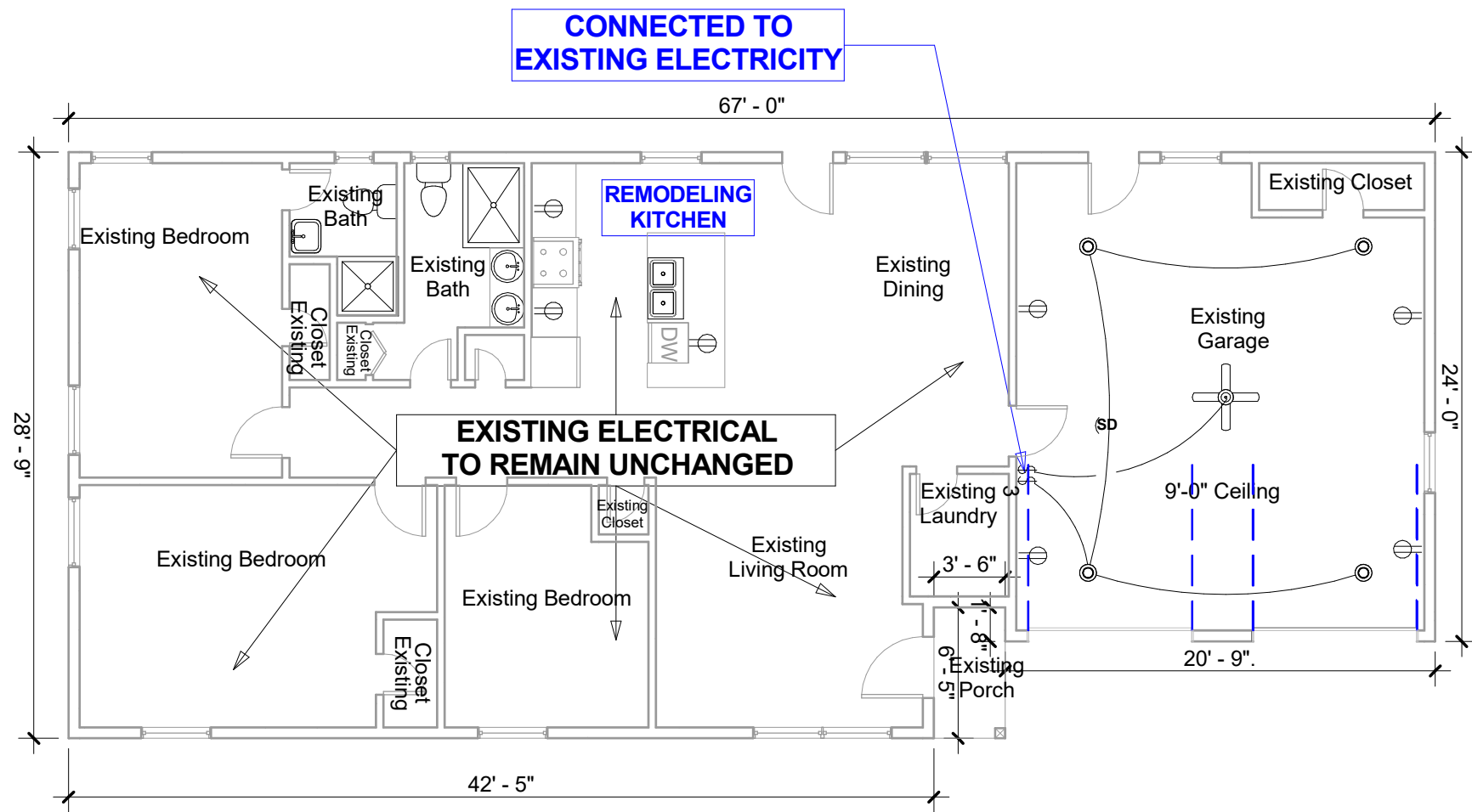
Project Name & Address
 406 WILLIAMS STREET, ROCKWALL TX 75087

Legal Description
 LOT B, BLOCK 5

FRAMING NOTES

Project number:	
Date:	12/12/2022
Scale:	1/4" = 1'-0"
Drawn by:	Projects & Construction Araque

3.1

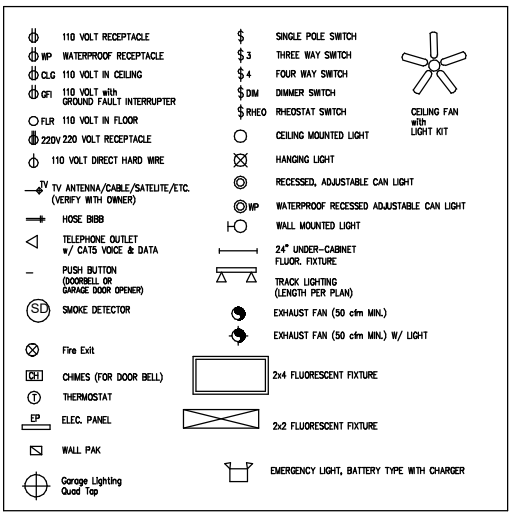


1 Electrical

1/8" = 1'-0"

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
7. PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
8. PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY



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.

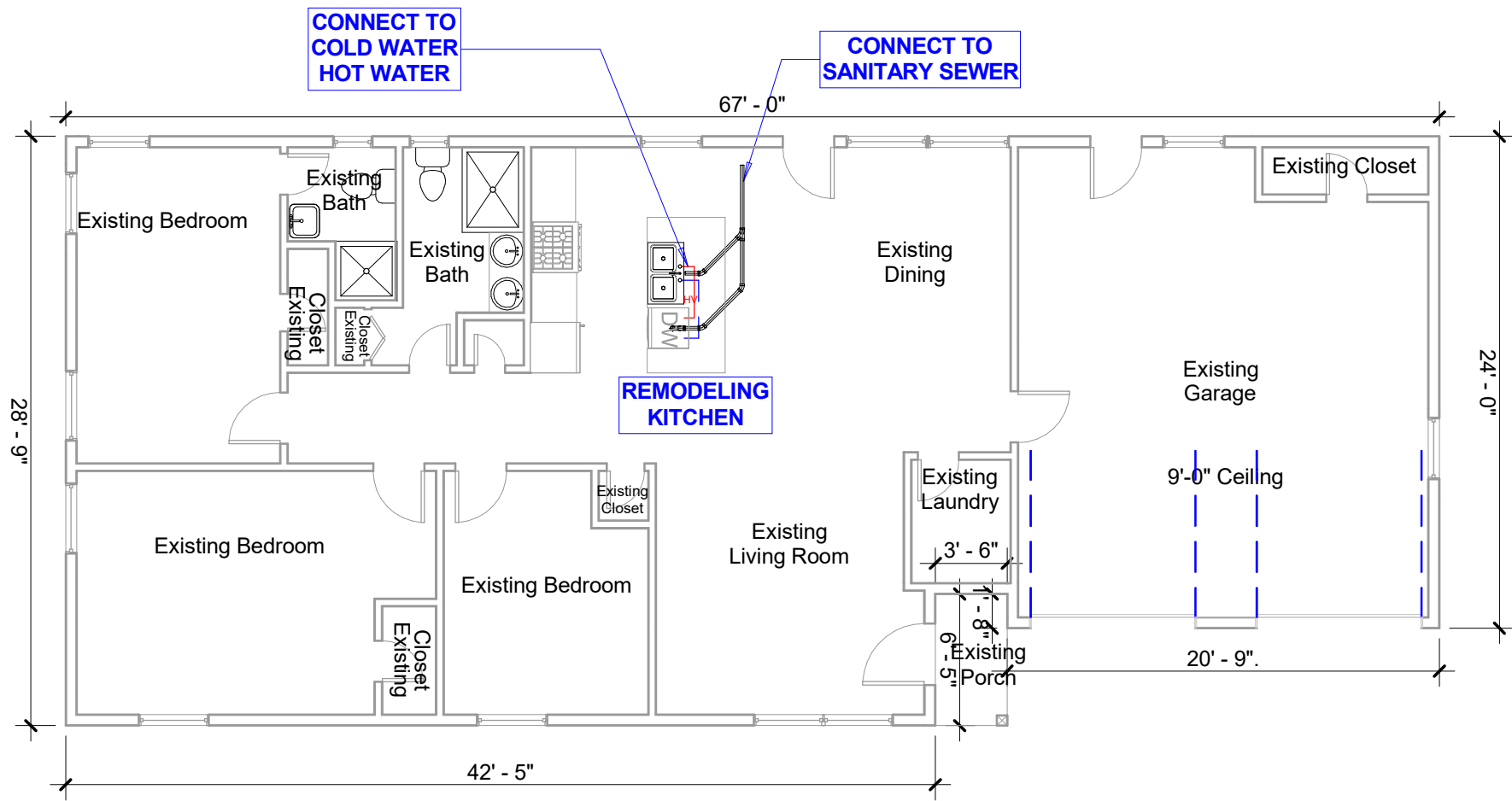
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT 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

ELECTRICAL

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

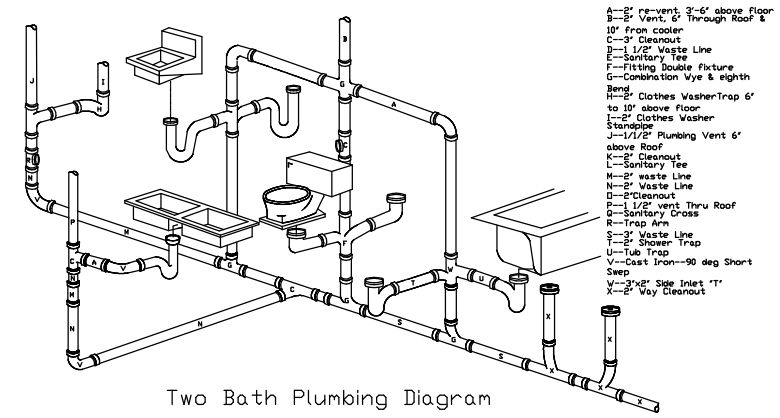


1 Plumbing

1/8" = 1'-0"

PLUMBING LEGEND

SYMBOL	ITEM DESCRIPTION
—	SANITARY SEWER
— HW — HW —	HOT WATER
- - - -	COLD WATER



Xavier Chapa
12/12/2022

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FIRM NO F-9156



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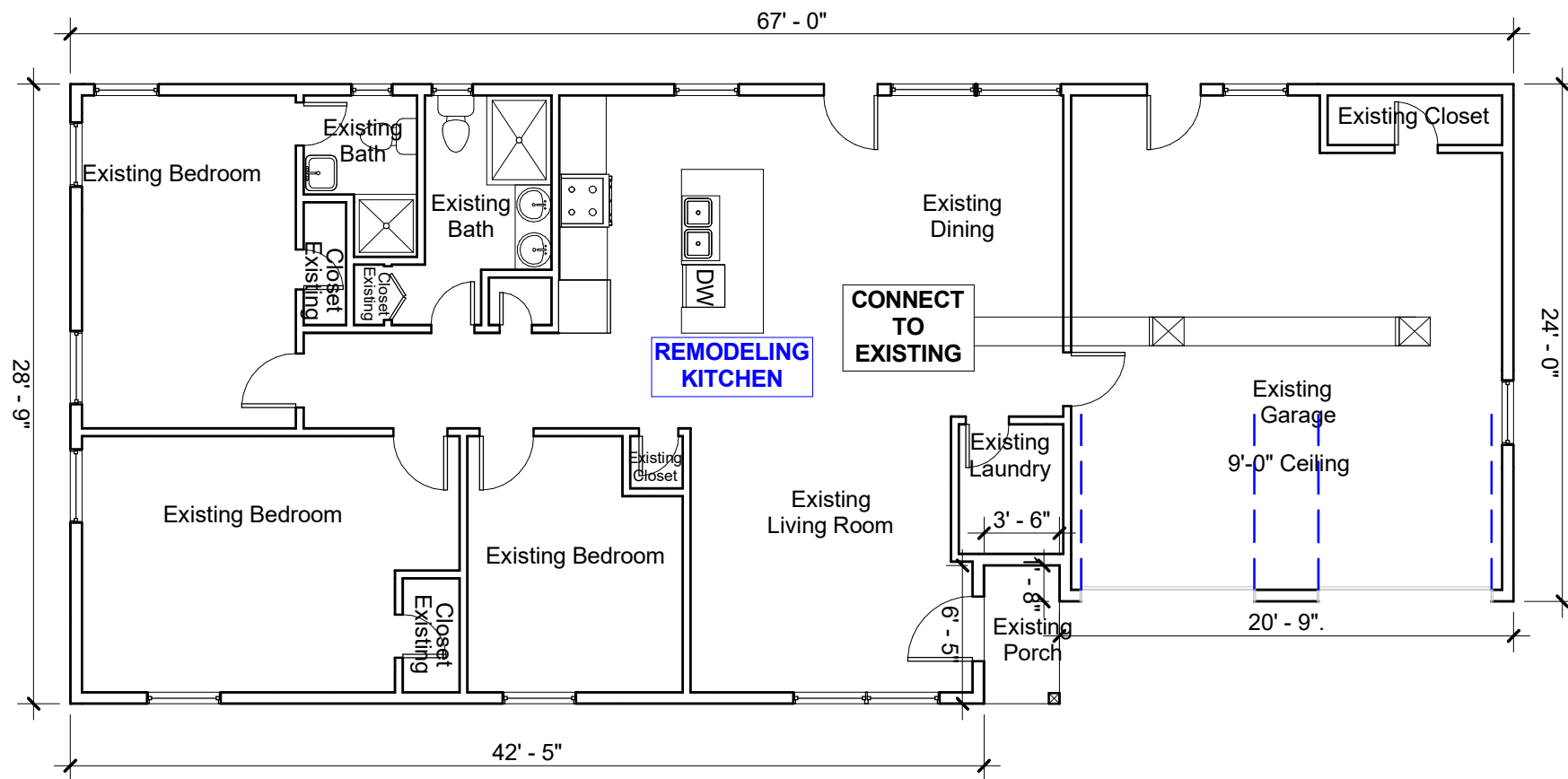
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TX 75087

Legal Description
LOT B, BLOCK 5

PLUMBING

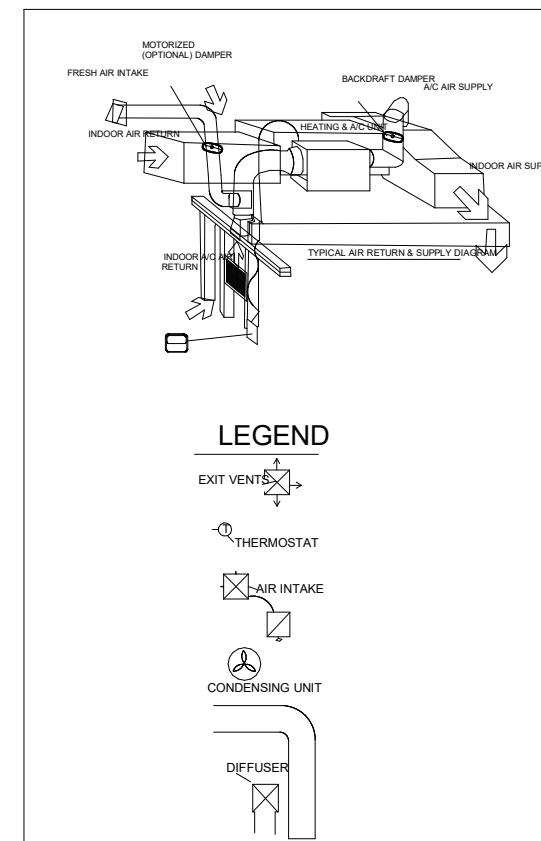
Project number:	
Date:	12/12/2022
Scale:	1/8" = 1'-0"
Drawn by:	Projects & Construction Araque



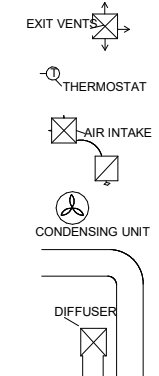
1 Mechanical

1/8" = 1'-0"

DETAIL MECHANICAL



LEGEND



Xavier Chapa

12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



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TX 75087
Legal Description
LOT B, BLOCK 5

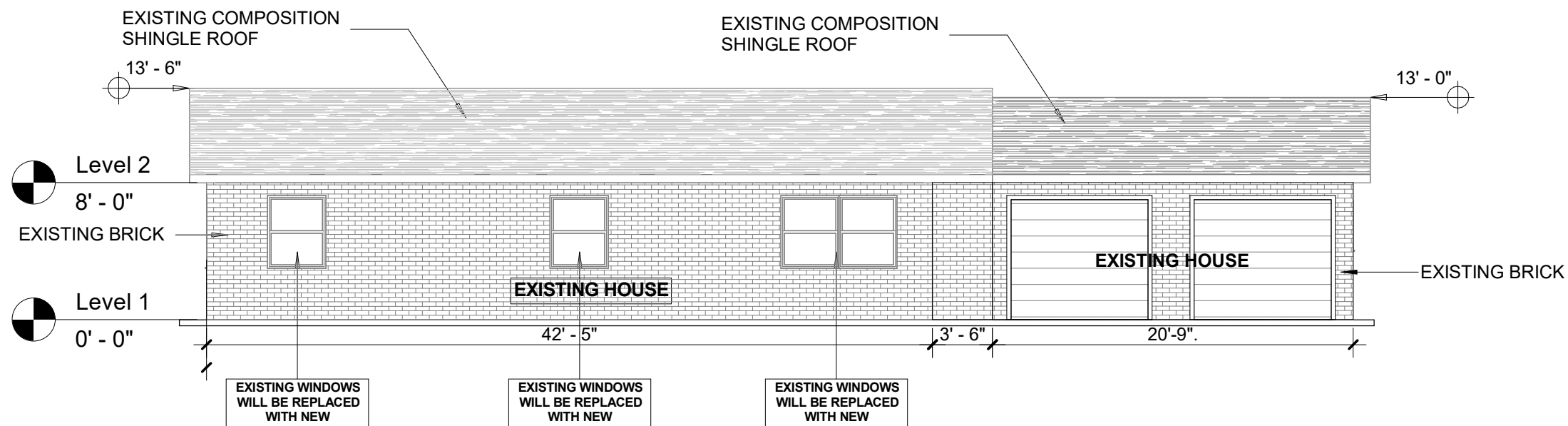
MECHANICAL

Project number:

Date: 12/12/2022

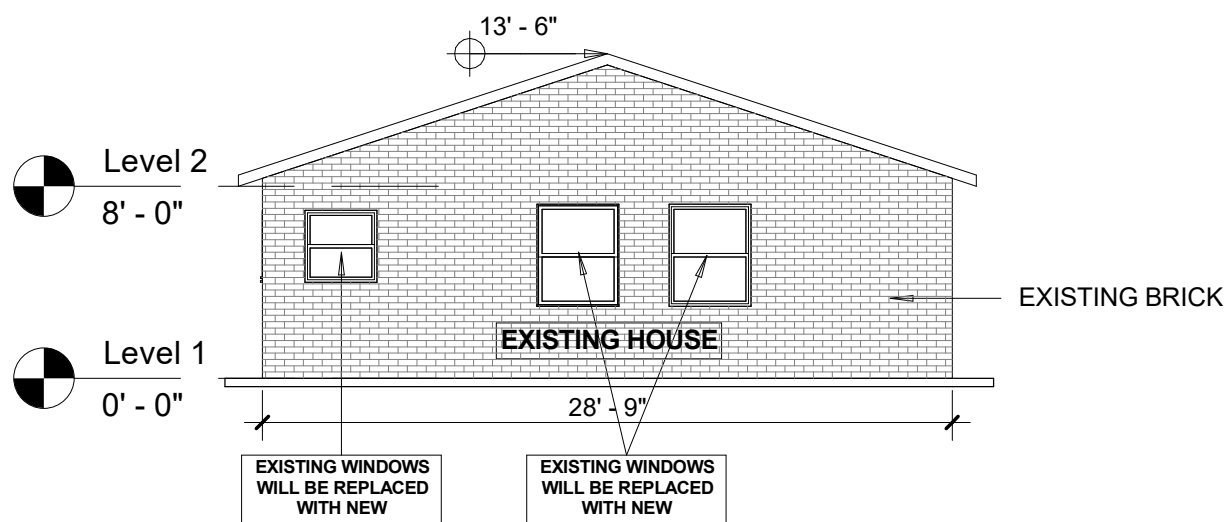
Scale 1/8 = 1'-0"

Drawn by: Projects & Construction Araque



1 Front Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



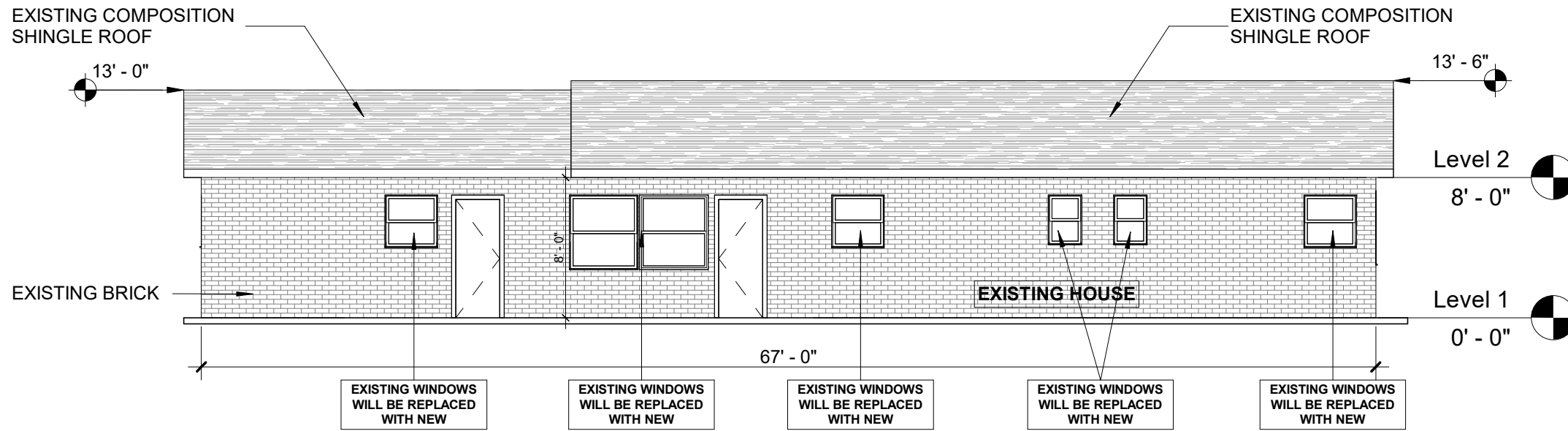
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 TX 75087
Legal Description
 LOT B, BLOCK 5

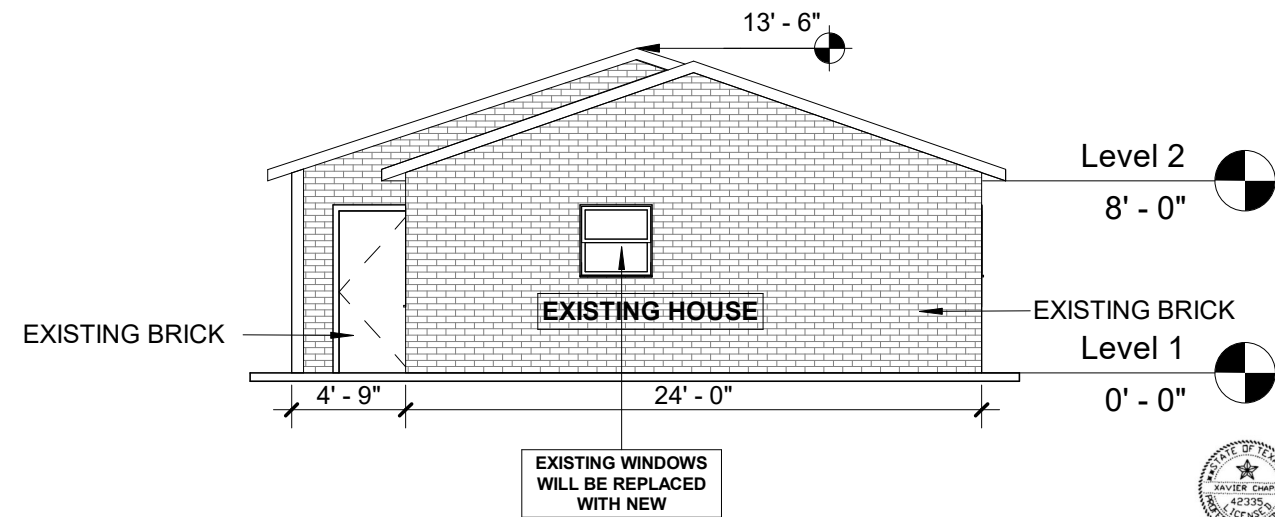
ELEVATIONS

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"



Xavier Chapa
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



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Project Name & Address
406 WILLIAMS STREET, ROCKWALL
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	





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: April 20, 2023
APPLICANT: Fernando Hernandez
CASE NUMBER: H2023-004; *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 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 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

Staff should note that the Historic Preservation Advisory Board (HPAB) reviewed a similar historic case (*Case No. H2023-001*), from the same applicant, on February 16, 2023. At that time, the applicant was proposing to enclose the garage and finish the exterior wall in brick to match the primary structure, install two (2) new windows on this enclosed wall, and replace all of the existing windows on existing home. Ultimately, the HPAB approved a motion to deny the applicant's request by a vote of 5-0, finding that the proposed changes [1] were not consistent with the guidelines of the historic district, and [2] impaired the historical integrity of the subject property.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the garage doors 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 as 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 R2 (*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 R2 (*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 R2 (*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, and replace the two (2) single-car garage doors. The photo provided by the applicant indicates that the garage doors will be wooden, carriage style doors. In addition, the applicant is proposing to paint the brick of the existing single-family home white and the soffit areas a dark gray. 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, the windows have not been replaced, but the existing 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. 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 -- *while being atypical with the time period of the home was constructed* -- are not an atypical upgrade for older homes in the area.
- (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 photo provided by the applicant the proposed garage doors are wooden and in a carriage style, while the previous garage doors appeared to be standard aluminum doors. 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." Staff reviewed the surrounding properties and found that the majority of the garage doors were aluminum, which would appear to make the applicant's request inconsistent with the neighboring historic buildings; however, aluminum garage doors are not of a typical style for the period of the existing historic homes, and the wood garage doors would present a more historically appropriate aesthetic.
- (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." Based on this section of the code, the white should be an improvement to the existing yellow color.

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 ..." In this case, the applicant's scope of work (*i.e. window replacement and garage door replacement*) appears to generally be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On April 10, 2023, staff mailed 19 property owner notifications to property owners and occupants within 200-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: H2023-004

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

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 Clay Shipma
 ADDRESS 748 Ridge Hollow rd
 Heath TX 75036
 PHONE 469 853 0400
 E-MAIL Clay@Shipma-Fire.com

APPLICANT(S) NAME Fernando Hernandez
 ADDRESS 6800 Arapaho rd #1030
 Dallas TX 75248
 PHONE 469 251 93 74
 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:

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.

Windows Replace, Exterior paint white and soffit Dark gray
Front door Replace and Back door New garage door stain color

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



H2023-004: Certificate of Appropriateness for 406 Williams Street

66

SF-7

DT

GR

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.



PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

RESIDENT
502 KERNODLE ST
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
519 E INTERSTATE 30 #442
ROCKWALL, TX 75087

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. H2023-004: COA for 406 Williams Street

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.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, April 20, 2023 at 6:00 PM*. These hearings 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, April 20, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

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. H2023-004: COA for 406 Williams 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.

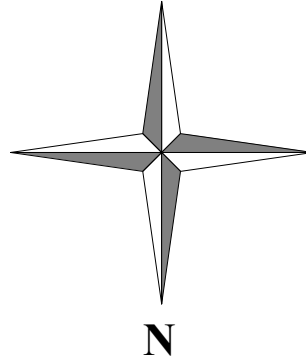
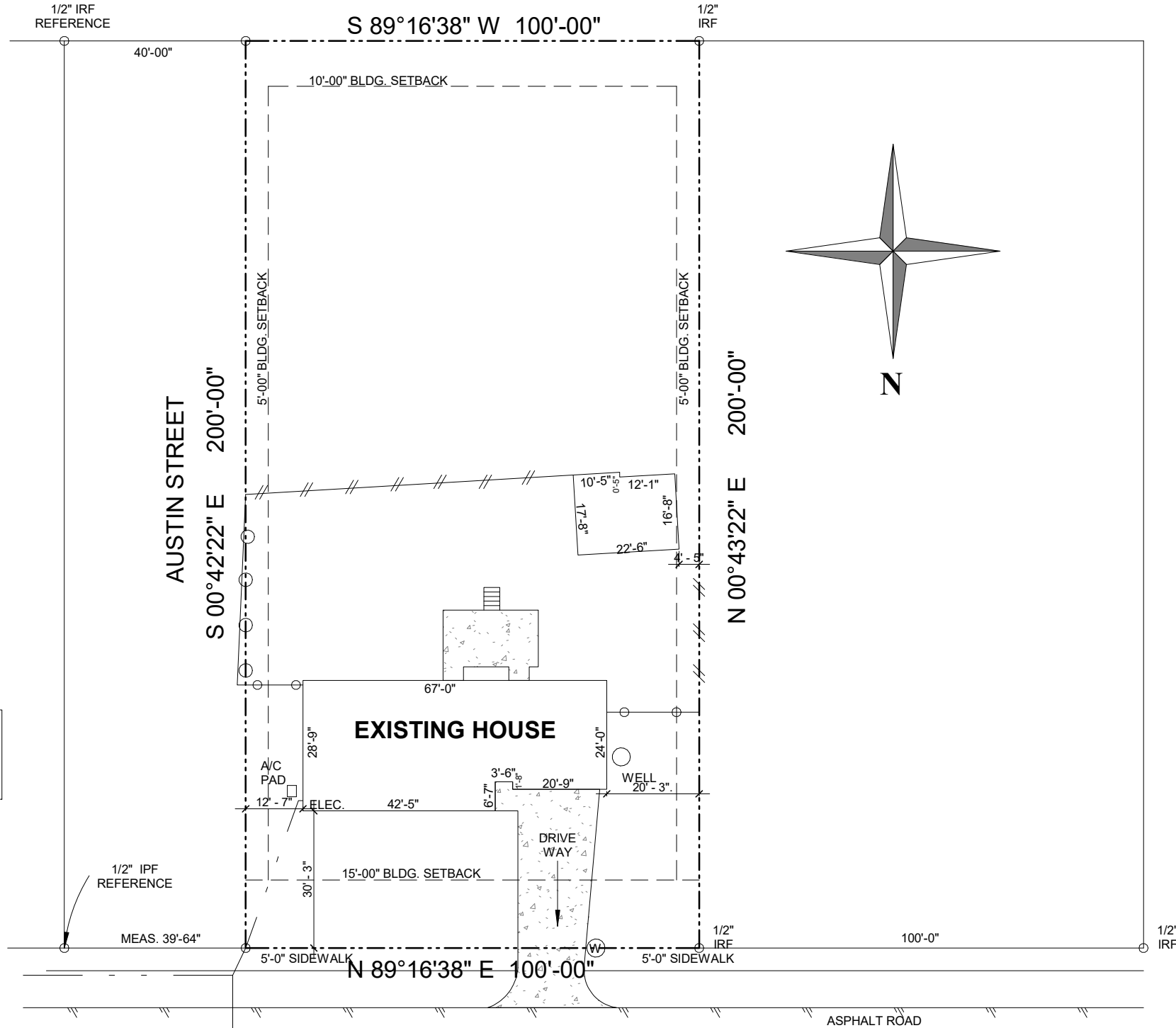
Name:

Address:

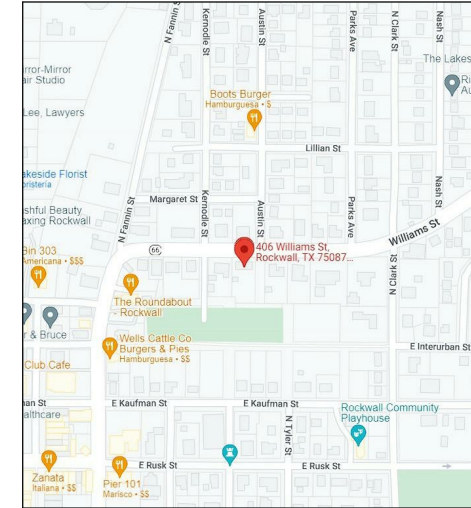
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

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



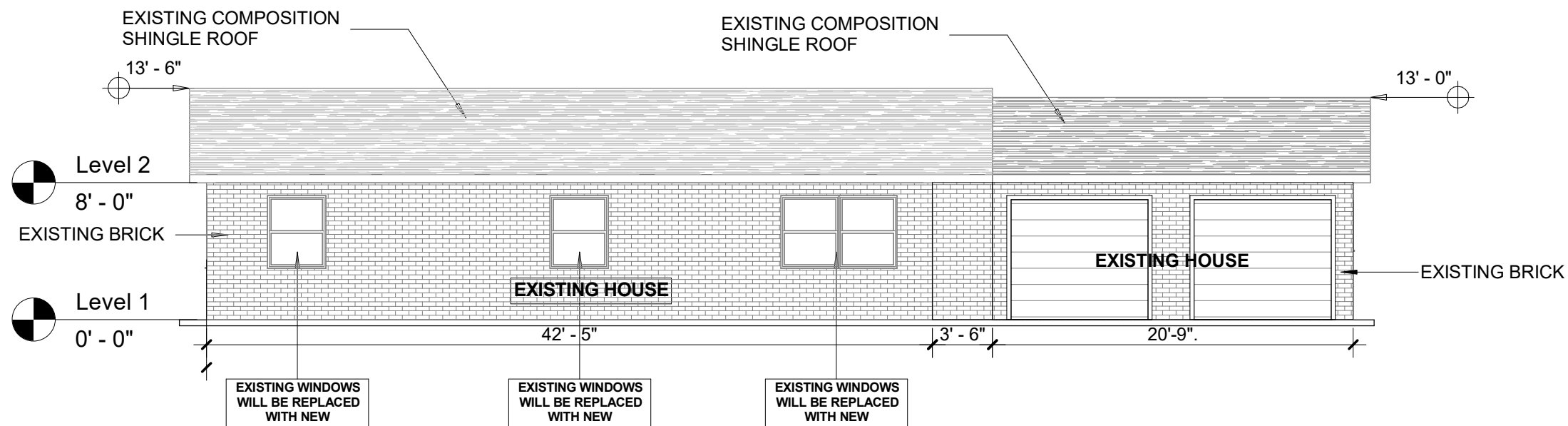
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND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

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

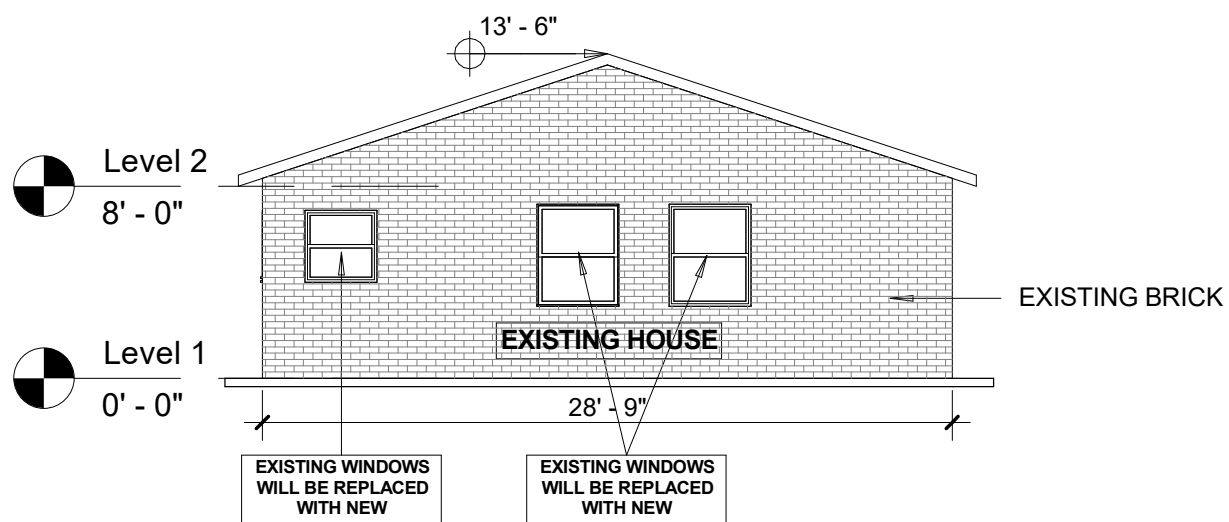
SITE PLAN

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



1 Front Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



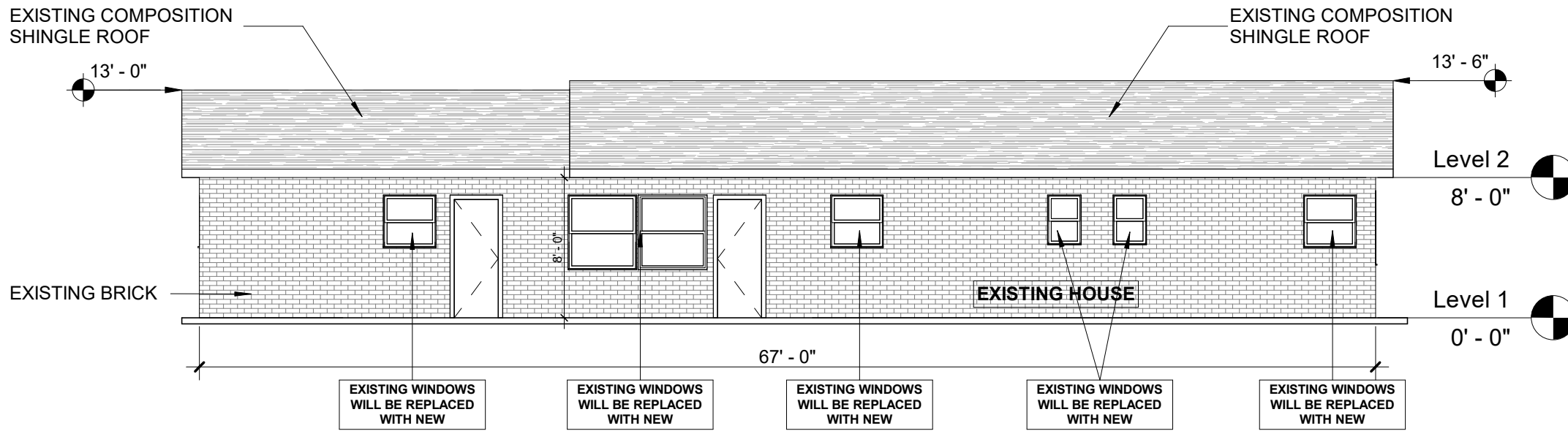
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Project Name & Address
 406 WILLIAMS STREET, ROCKWALL
 TX 75087
Legal Description
 LOT B, BLOCK 5

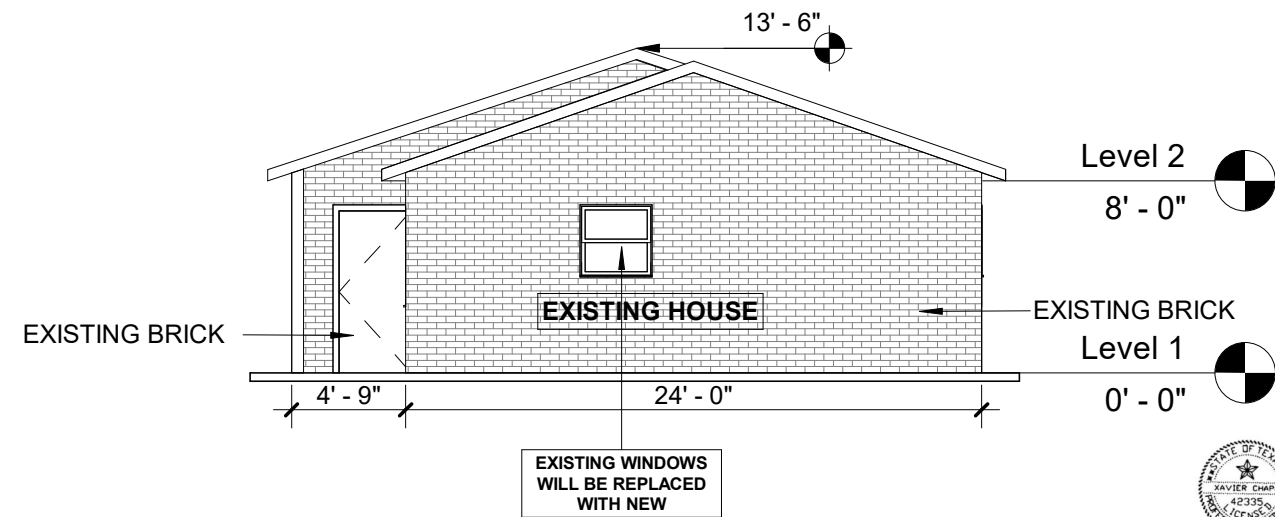
ELEVATIONS

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"



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

ELEVATIONS

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





May 23, 2023

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

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

SUBJECT: H2023-004; *Certificate of Appropriateness (COA) for 406 Williams Street*

Clay Shipman:

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 April 20, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (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 April 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the Certificate of Appropriateness with a vote of 5-1, with Board Member Miller dissenting.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

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

Henry Lee, AICP; *Senior Planner*
City of Rockwall Planning and Zoning Department