



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 USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 303 E. Rusk St. Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Has Covenant Children

ADDRESS 102 N Furrer St
Rockwall, TX 75087

PHONE 214-543-2807

E-MAIL Legacy Village - rock @ att.net

APPLICANT(S) NAME Charming Events

ADDRESS Paré Underwood / Haley
Crispo

PHONE 214-675-8507

E-MAIL events@theflat
downtown.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.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

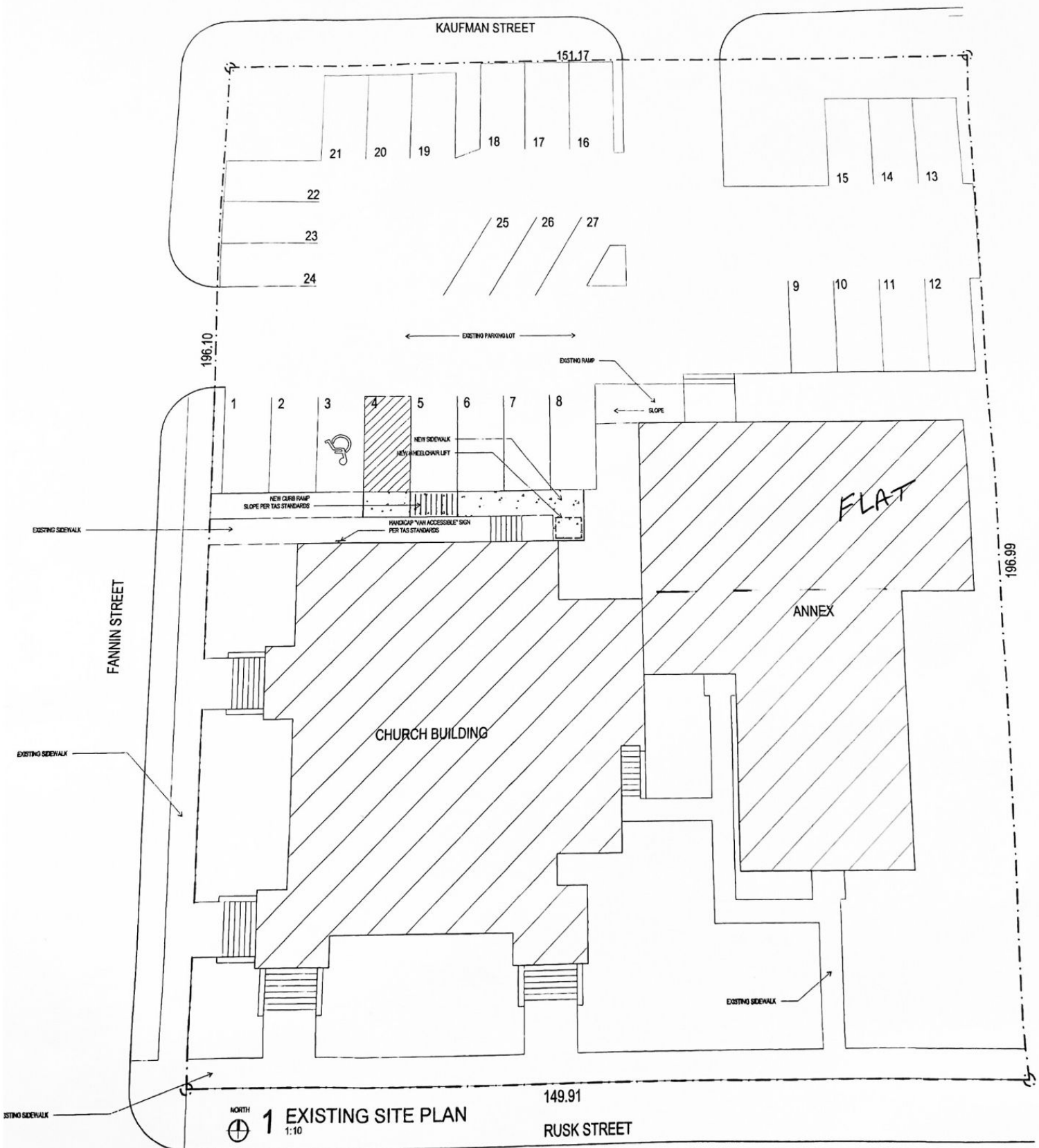
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]

THE FLAT

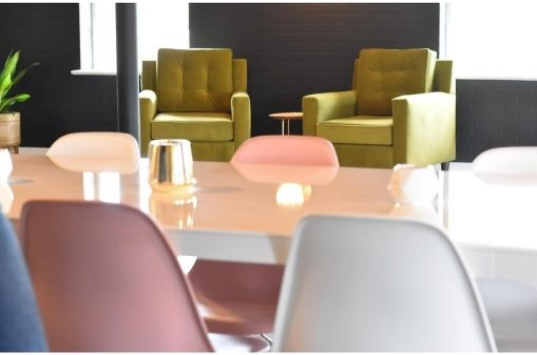
FLOOR PLAN



NATIONAL ARCHITECTURE © COPYRIGHT 2007

THE FLAT

DOWNTOWN ROCKWALL



ABOUT US

Located in the heart of downtown Rockwall, The Flat is a charming and cozy spot perfect for small gatherings. Our space is designed to provide women a welcoming & intimate environment to celebrate special life milestones, such as showers, small studies, workshops, and mentorship. Additionally, we offer our space to non-profits for a discounted rate and local businesses for brand photoshoot sessions. The Flat is also home to our partner, Choose To Soar, a local non-profit dedicated to equipping women to lead, grow, and become all God intended.

Our Mission

Haley Crespo, the cofounder of Skin Envy, and Paré Underwood, a licensed professional counselor, bonded over their mutual passion for supporting and empowering women. Together, they created The Flat with the idea that women are amazing and desire connection, fellowship, and creativity. They soon partnered with Tanya Magnus, the founder of Choose to Soar Ministries. With God as their foundation, these three dedicated women have cultivated the perfect spot for women to connect, celebrate, and grow in fellowship and faith.





CHOOSE TO SOAR

EQUIPPING, EMPOWERING & ENCOURAGING WOMEN



ABOUT US

Housed within the Flat, Choose to Soar Ministries equips and empowers women with biblical principles to be all God intended. Their weekly studies, weekend, and one-day training's, were attended by over 245 women in the community. These women are equipped and prepared to better serve their families, community, and church.

WHAT WE OFFER

- Weekly Bible Study
- Encounter Weekends
- Prayer Room
- Resource Room containing free biblical and faith based material
- Mentoring & Coaching

Hours of Operation

Mon: 8:30 am - 8 pm

Tues: 8:30 am - 5 pm

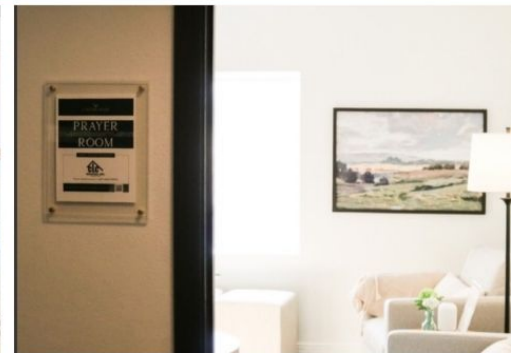
Wed: 8:30 am - 6:30 pm

Thurs: 8:30 am - 3 pm

Fri: Closed

Sat: Events Only

Sun: Closed



Our Local Partners



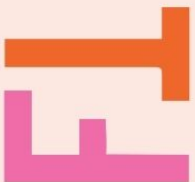
NON-PROFITS

- Poiema Foundation for Sex Trafficking Awareness
- Meals on Wheels
- Women in Need
- Crosspoint Community Church
- Redeemer Church
- Providence Academy
- Rockwall Non-Profit Day
- Weekly Women's Power Hour
- Aspasians
- Amica
- Rockwall Republican Women
- Rockwall Women in Business



LOCAL BUISNESSES

- Community Counselors
- Ami Kristin Studio
- Ollie Marie Boutique
- Living Magazine
- Kim Bentley

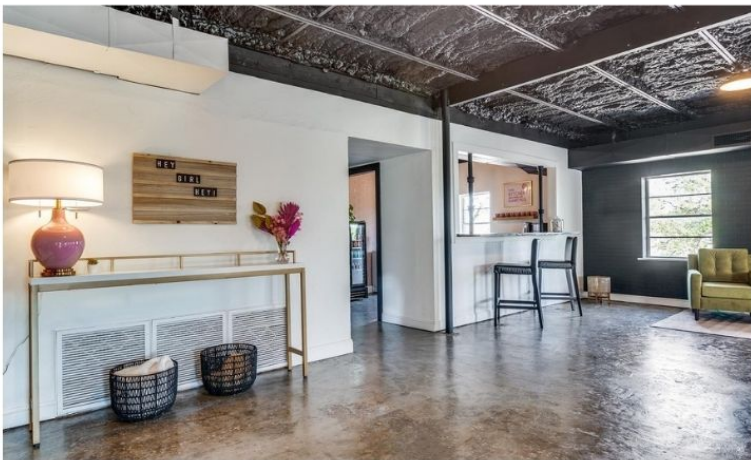


About the Space



303 E. Rusk Street,
Rockwall, TX 75087

Just up the stairs awaits our quaint spot designed to accommodate small gatherings and make women feel right at home!





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board

DATE: December 21, 2023

APPLICANT: Pare Underwood and Haley Crespo

CASE NUMBER: H2023-022; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Pare Underwood and Haley Crespo on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for an *Event Hall/Banquet Facility* in a *Landmark Property* being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1910, and -- based on the 1934 Sanborn Maps -- the *Office Building* was constructed after 1934.

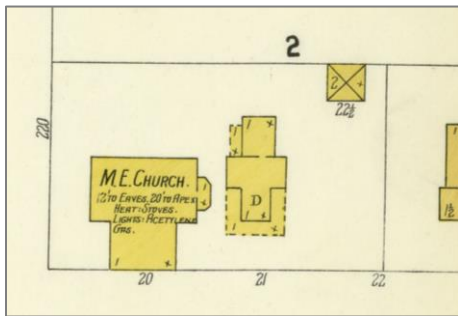


FIGURE 1: 1900 SANBORN MAPS

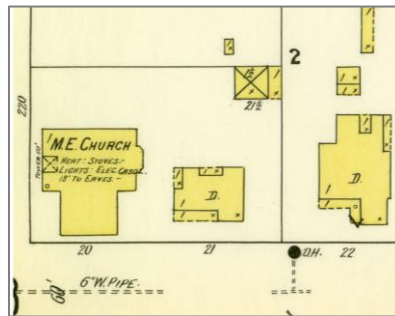


FIGURE 2: 1911 SANBORN MAPS

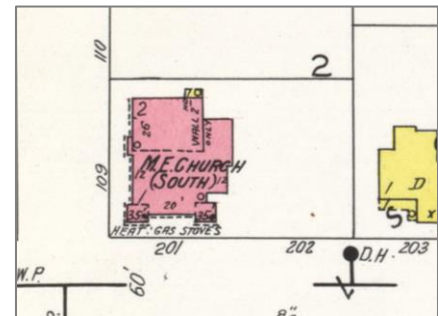


FIGURE 3: 1934 SANBORN MAPS

On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. Staff should note that the *Landmark Property* status generally applies to the *House of Worship* portion of the building. That being said, the *Landmark Property* status affects the entire property, meaning the *Office Building* is subject to the requirements of Appendix 'D', *Historic Preservation Guidelines*, of the Unified Development Code (UDC). The subject property was also placed on the *National Register of Historic Places* in 2007.

Staff should note that this case was a Neighborhood Improvement Services (NIS) referral based on an active zoning violation case (*Case No. CE2023-5818*). It was brought to staff's attention that an *Event Hall/Banquet Facility* was operating without a Certificate of Occupancy (CO) within the *Office Building*. Staff should note that the applicant began operating before the City of Rockwall changed the Certificate of Occupancy (CO) requirements to require all businesses -- regardless if they have direct access to the exterior of the building -- to get a Certificate of Occupancy (CO). The zoning violation arose due to the *Event Hall/Banquet Facility* land use only being permitted through a Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the Historic Preservation Advisory Board (HPAB) must review the case and take action on a Certificate of Appropriateness (COA) for the proposed land use, before the Specific Use Permit (SUP) may be reviewed by the Planning and Zoning Commission and City Council.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of allowing an *Event Hall/Banquet Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (*202, 204, & 206 N. Fannin Street*) and one (1) developed with a single-family home (*305 E. Kaufman Street*). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk Street, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (*101 N. Fannin Street*), one (1) developed with a house of worship (*306 E. Rusk Street*), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a *TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



FIGURE 4: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

In accordance with Appendix ‘D’, *Historic District Guidelines*, and the *Land Use Schedule* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the applicant has submit an application for a Certificate of Appropriateness (COA) to allow an *Event Hall/Banquet Facility* on the subject property. Based on information provided by the applicant the proposed *Event Hall/Banquet Facility* (i.e. *The Flat*) is located on the second floor of the *Office Building* (i.e. *The Shops at Legacy Village*) located on the subject property. The applicant has indicated that the space is 1,116 SF in size and is designed to host “small gatherings.” In addition, the applicant has provided a site plan that delineates the location of the *Event Hall/Banquet Facility* and identifies the number of parking spaces on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY’S CODES

According to Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* is permitted by Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the subject property is zoned Downtown (DT) District and must received a Specific Use Permit (SUP). With this being said, the subject property is also identified as a historic *Landmark Property* and is subject to the requirements of Subsection 06.03, *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, and the *Historic Guidelines* contained in Appendix ‘D’ of the Unified Development Code (UDC). Given this, the proposed *Event Hall/Banquet Facility* must also receive a Certificate of Appropriateness (COA) in accordance with Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), which states that a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning recommendation. All that being said, the applicant must receive a recommendation of approval from the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness (COA) for the *Event Hall/Banquet Facility* before the applicant may seek approval of a Specific Use Permit (SUP) from the Planning and Zoning Commission and City Council.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* shall be parked at one (1) parking space per 100 SF. In this case, the applicant has

indicated that the *Event Hall/Banquet Facility* is 1,116 SF and will require 12 parking spaces (*i.e.* 1,116 SF / 100 SF = 11.16 parking spaces). Based on the site plan provided by the applicant, there are 27 parking spaces on the subject property. Given this, the applicant will reduce the number of available parking spaces to 15 for the remainder of the building. With this being said, the subject property also has access to a public parking in front of the building along E. Rusk Street; however, these parking spaces cannot be used towards the required off-street parking requirements.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the applicant’s request does not appear to have an adverse effect on the existing *Landmark Property* or any of the adjacent properties; however, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On December 12, 2023, staff notified 27 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a *Certificate of Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the 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: _____

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Crispo

PHONE 214-675-8507

E-MAIL events@theflat
downtown.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):

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OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]



H2023-022: Certificate of Appropriateness for 303 E. Rusk Street

66

E KAUFMAN ST

DT

GR

N SAN AUGUSTINE ST

E RUSK ST

SF-7

S SAN AUGUSTINE ST

Case Location Map = 



City of Rockwall

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

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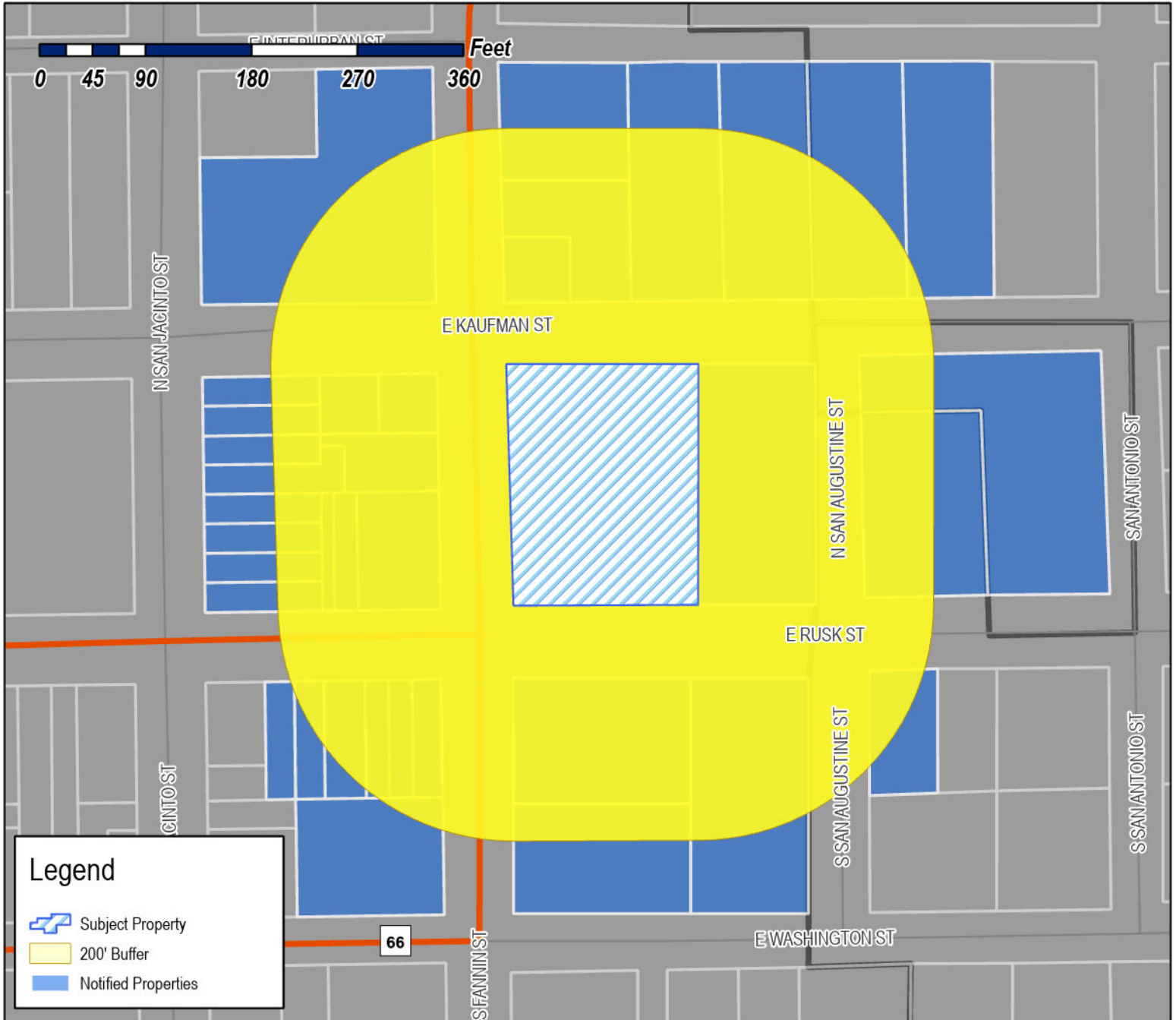




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Legend

- Subject Property
- 200' Buffer
- Notified Properties

Case Number: H2023-022
Case Name: Certificate of Appropriateness for 303 E. Rusk Street
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 12/8/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

JS2 PROPERTIES LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
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. H2023-022: Certificate of Appropriateness for 303 E. Rusk Street

Hold a public hearing to discuss and consider a request by Pare Underwood and Haley Crespo on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for an Event Hall/Banquet Facility in a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, December 21, 2023 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, December 21, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2023-022: Certificate of Appropriateness for 303 E. Rusk Street

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

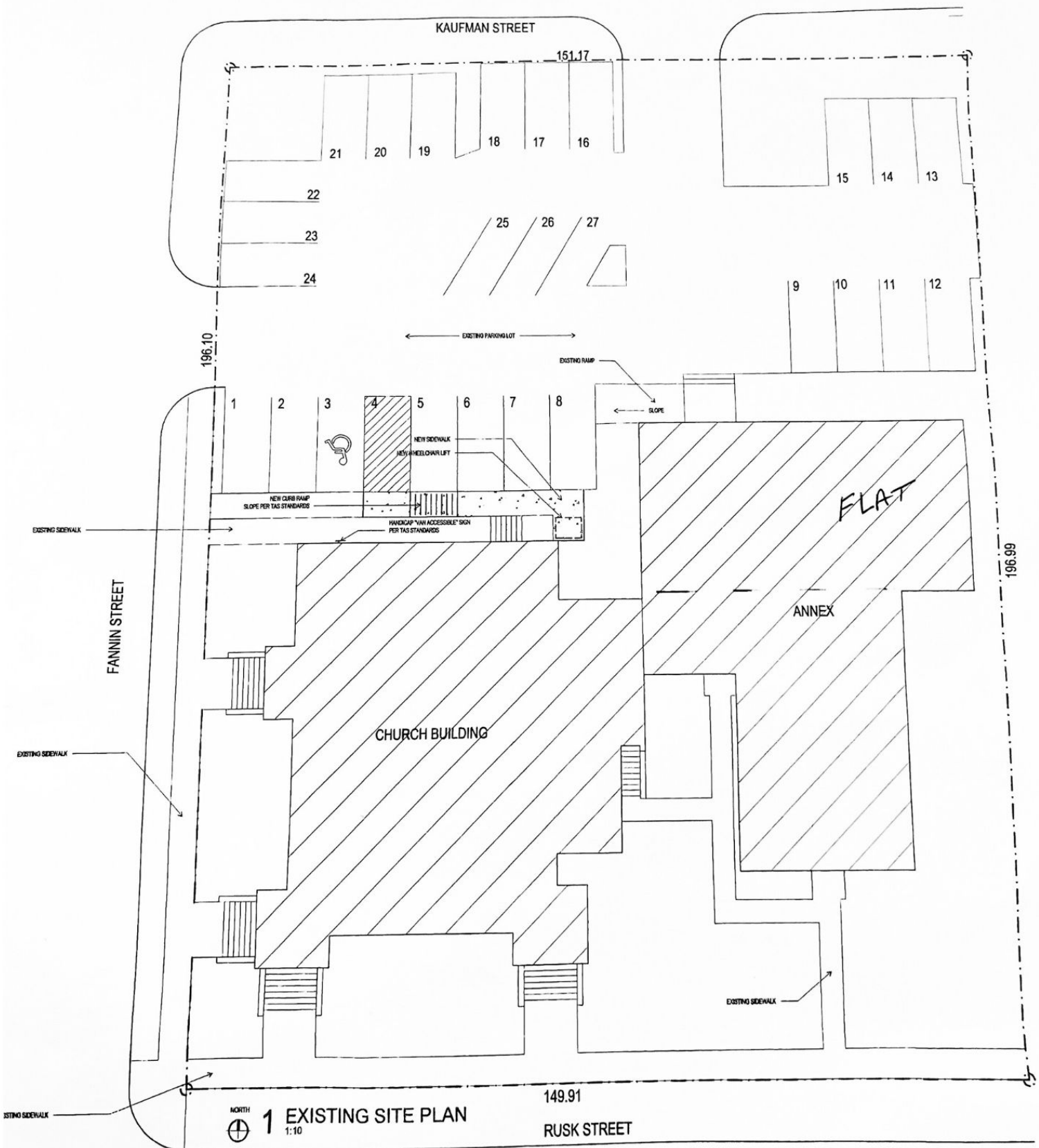
Address:

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

THE FLAT

FLOOR PLAN



NATIONAL ARCHITECTURE ARCHITECTS
 COPYRIGHT 2007

THE FLAT

DOWNTOWN ROCKWALL



ABOUT US

Located in the heart of downtown Rockwall, The Flat is a charming and cozy spot perfect for small gatherings. Our space is designed to provide women a welcoming & intimate environment to celebrate special life milestones, such as showers, small studies, workshops, and mentorship. Additionally, we offer our space to non-profits for a discounted rate and local businesses for brand photoshoot sessions. The Flat is also home to our partner, Choose To Soar, a local non-profit dedicated to equipping women to lead, grow, and become all God intended.

Our Mission

Haley Crespo, the cofounder of Skin Envy, and Paré Underwood, a licensed professional counselor, bonded over their mutual passion for supporting and empowering women. Together, they created The Flat with the idea that women are amazing and desire connection, fellowship, and creativity. They soon partnered with Tanya Magnus, the founder of Choose to Soar Ministries. With God as their foundation, these three dedicated women have cultivated the perfect spot for women to connect, celebrate, and grow in fellowship and faith.





CHOOSE TO SOAR

EQUIPPING, EMPOWERING & ENCOURAGING WOMEN



ABOUT US

Housed within the Flat, Choose to Soar Ministries equips and empowers women with biblical principles to be all God intended. Their weekly studies, weekend, and one-day training's, were attended by over 245 women in the community. These women are equipped and prepared to better serve their families, community, and church.

WHAT WE OFFER

- Weekly Bible Study
- Encounter Weekends
- Prayer Room
- Resource Room containing free biblical and faith based material
- Mentoring & Coaching

Hours of Operation

Mon: 8:30 am -8 pm

Tues: 8:30 am- 5 pm

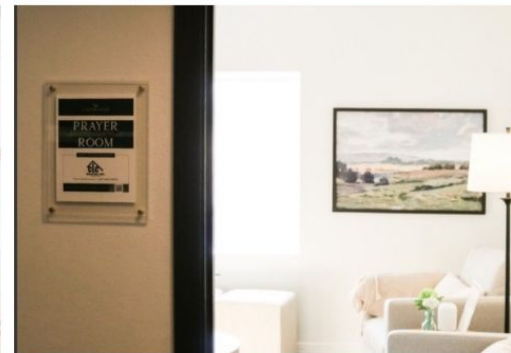
Wed: 8:30 am - 6:30 pm

Thurs: 8:30 am -3 pm

Fri: Closed

Sat: Events Only

Sun: Closed



Our Local Partners



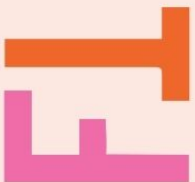
NON-PROFITS

- Poiema Foundation for Sex Trafficking Awareness
- Meals on Wheels
- Women in Need
- Crosspoint Community Church
- Redeemer Church
- Providence Academy
- Rockwall Non-Profit Day
- Weekly Women's Power Hour
- Aspasiens
- Amica
- Rockwall Republican Women
- Rockwall Women in Business



LOCAL BUISNESSES

- Community Counselors
- Ami Kristin Studio
- Ollie Marie Boutique
- Living Magazine
- Kim Bentley

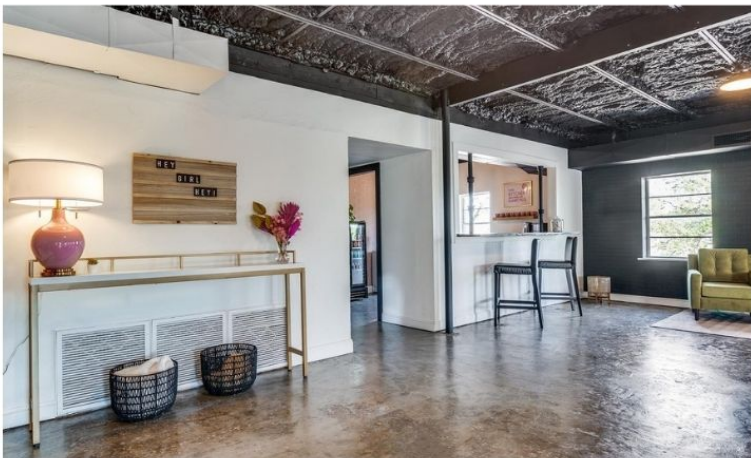
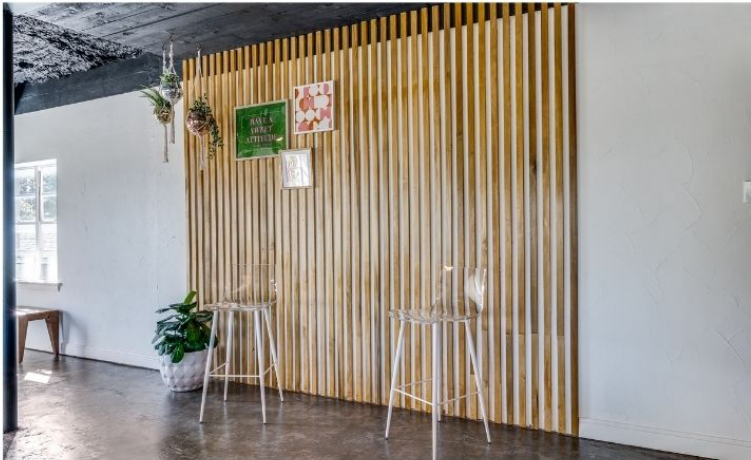


About the Space



303 E. Rusk Street,
Rockwall, TX 75087

Just up the stairs awaits our quaint spot designed to accommodate small gatherings and make women feel right at home!





CHIROPRACTIC
CLINIC

AUG 13 2003





W Fannin
100 St





DATE: January 11, 2024

TO: Pare Underwood
303 E. Rusk Street
Rockwall, Texas, 75087

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

SUBJECT: H2023-022; COA for 303 E. Rusk Street

Pare Underwood:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on December 21, 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 December 21, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to approve a COA by a vote of 4-0, with Board Members McNeely, Gaskin, and Litton absent.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger version of the same signature.

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