



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 **308 N FANNIN STREET ROCKWALL, TEXAS 75087**

SUBDIVISION **Thomas & Smith Addition**

LOT

1 & 2

BLOCK

A

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 **CM FANNIN, L.P.**

APPLICANT(S) NAME **WADES LANDING - CHRIS BEARDON**

ADDRESS **4514 TRAVIS STREET SUITE 326**

ADDRESS **308 N FANNIN STREET**

DALLAS, TEXAS 75205

ROCKWALL, TEXAS 75087

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **MGILLEN@CIENDA.COM**

E-MAIL **CHRIS@MSMCGROUP.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): **\$ 35,000**

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

BUILD NEW, FRONT AND REAR PERGOLAS, ADD NEW LIGHT SCONCES ON SIDE OF BUILDING, AND CLEAN UP LANDSCAPING.

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



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: March 21, 2024
APPLICANT: Chris Beardon; *MSMC Group*
CASE NUMBER: H2024-004; *Certificate of Appropriateness (COA) for 308 N. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Beardon of Wades Landing on behalf of CM Fannin I, LP for the approval of a Certificate of Appropriateness (COA) for a non-residential building that is designated as a *Non-Contributing Property* being a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.

BACKGROUND

The subject property was annexed at some point between July 1905 and April 1911, based on the April 1911 Sanborn Maps. According to the 2017 Historic Property Survey the 920 SF storage building (*per the Rockwall Central Appraisal District*) was constructed in 1925, and was originally utilized as a gas station. The subject property was originally platted in 1959 as Lots 32A, 32B, and part of Lots 32C & 32D, Block 32, B. F. Boydston Addition. On January 3, 2006, the City Council approved a replat [Case No. P2005-046] that establish the subject property as Lots 1 & 2, Block A, Thomas & Smith Addition. In addition, on January 3, 2006, the City Council approved a site plan [Case No. SP2005-031] to allow the construction of a 3,690 SF *Restaurant Building*, which was constructed on the subject property later that year. On January 18, 2024, the Historic Preservation Advisory Board approved a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-001*] to allow a remodel of the exterior of an existing non-residential building on the subject property.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a non-residential building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 308 N. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 32C & 32D, Block 32, B. F. Boydston Addition*) developed with single-family homes that are designated as *Medium-Contributing*. Beyond this is Williams Street [SH-66], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2) parcels of land (*i.e. southwest corner of Lot 4C & northwest corner of Lot 4A, Block 2, F&M Addition*) developed with single-family homes that are designated as *Medium-Contributing*. North of this is Margaret 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. All of these properties are zoned Single-Family 7 (SF-7) District and are within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject property is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is a 0.32-acre parcel of land (*i.e. Lot 2, Block 4, Griffith Addition*) developed with a commercial parking lot utilized by the restaurant on the subject property. Following this is a 0.1950-acre parcel of land (*i.e. all of Lot 6 & part of Lot*

3, Block 4, Griffith Addition) developed with a duplex. South of this is a public trail that provides access to Lofland Park. Beyond this are three (3) parcels of land (i.e. Lots A, part of B, & part of E, Block 3, Griffith Addition) developed with commercial buildings (i.e. Wells Cattle Co., Certa Pro, T&T Color Supply). All of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property is 308 Williams Street [SH-66], which is a 0.61-acre parcel of land developed with a single-family home that is designated as *Non-Contributing*. Beyond this is 310 Williams Street [SH-66], which is a 0.16-acre parcel of land developed with a single-family home that is designated as *Medium Contributing*. Beyond this is Kernodle 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. Following this are two (2) parcels of land (i.e. Lots A & B, Block 5, F&M Addition) developed with single-family homes that are designated as *Medium-Contributing*. All of these properties are zoned Single-Family 7 (SF-7) District and are within the Old Town Rockwall (OTR) Historic 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 is 401 N. Fannin Street, which is a 0.55-acre parcel of land developed with a single-family home that is designated as *High-Contributing*. Following this is a vacant 1.65-acre parcel of land (i.e. Lot 1, Block A, Olive-Fannin Addition). West of this is 105 Olive Street, which is a 0.7191-acre parcel of land developed with a commercial building (i.e. Bin 303) that is designated as *High-Contributing*. All of these properties are zoned Downtown (DT) District and are within the Old Town Rockwall (OTR) Historic District.

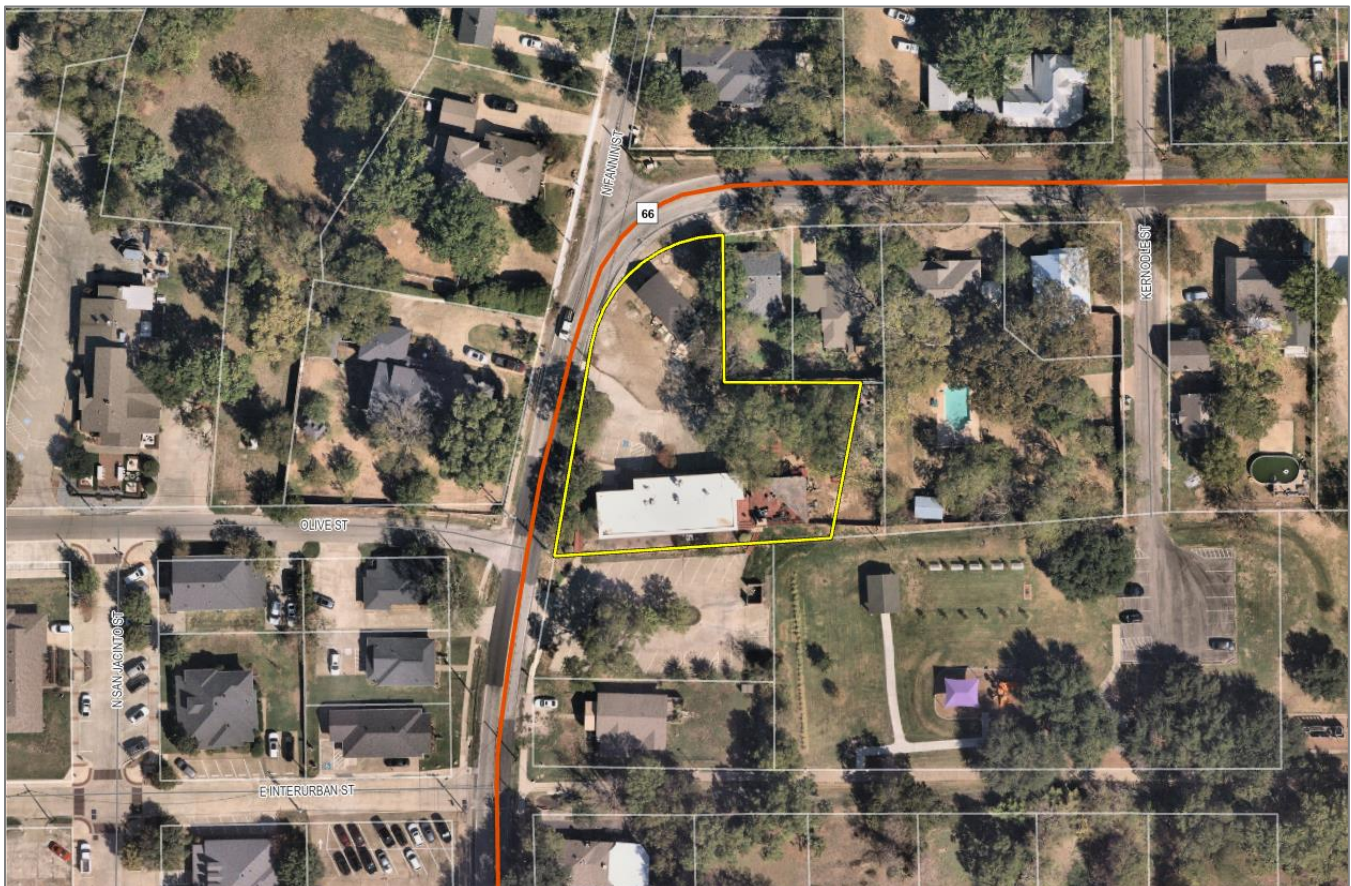


FIGURE 4: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

On February 23, 2024, the applicant submitted an application requesting approval of a Certificate of Appropriateness (COA) for a non-residential building on the subject property. Based on the building elevations and landscape plan, the applicant is proposing to [1] construct a new pergola, [2] cover the rear patio, and [3] replace the front yard landscaping. The proposed

pergola and rear patio cover will be constructed out of cedar wood, and the rear patio cover will have a standing seam metal roof with panels that extend downward to aid in weather protection. The proposed landscaping appears to utilize smartscape design elements, such as drought tolerant plantings. It should be noted that the canopy trees in the front yard will not be 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 within 200-feet of a 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) *Building Facades and Materials*. According to Section 07(C), 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, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the existing building is considered *Non-Contributing* within the Old Town Rockwall (OTR) Historic District and was constructed in 2006. In addition, the proposed arbor and patio cover are made of wood, which would be more in line with a residential building material that would be used on a neighboring historic building or structure. The HPAB should consider whether wood arbor and patio cover will have a negative impact on any of the adjacent properties.
- (b) *Roofs*. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(r)ooft shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District." This section continues by stating "(r)ooft materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed." As previously mentioned, the subject property is considered *Non-Contributing* within the Old Town Rockwall (OTR) Historic District and is a non-residential building." In this case, the subject property is non-residential and is adjacent to residential buildings. Given this, the applicant is blending the styles. In lieu of doing a flat roof to match the existing building, the applicant is doing a pitched roof clad with standing seam metal to blend with the adjacent residential properties. The HPAB should consider whether pitched roof clad with standing seam metal will have a negative impact on any of the adjacent properties
- (c) *Landscaping*. The *Historic Preservation Guidelines* contained within the Unified Development Code (UDC) does not grant the Historic Preservation Advisory Board (HPAB) authority over landscape materials or design. Given this, the HPAB does not have discretion over this aspect of the applicant's request. That being said, the applicant is proposing to update the landscaping within the front yard of the subject property. The applicant appears to be proposing a design that utilizes smartscape elements such as drought tolerant plantings.

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. construction of a pergola, construction of a patio cover, and new landscaping*) 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 March 6, 2024, staff notified 38 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: _____

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 **308 N FANNIN STREET ROCKWALL, TEXAS 75087**

SUBDIVISION **Thomas & Smith Addition**

LOT

1 & 2

BLOCK

A

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 **CM FANNIN I, LP**

APPLICANT(S) NAME **WADES LANDING - CHRIS BEARDON**

ADDRESS **4514 TRAVIS STREET SUITE 326**

ADDRESS **308 N FANNIN STREET**

DALLAS, TEXAS 75205

ROCKWALL, TEXAS 75087

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **MGILLEN@CIENDA.COM**

E-MAIL **CHRIS@MSMCGROUP.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):

\$ 35,000

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

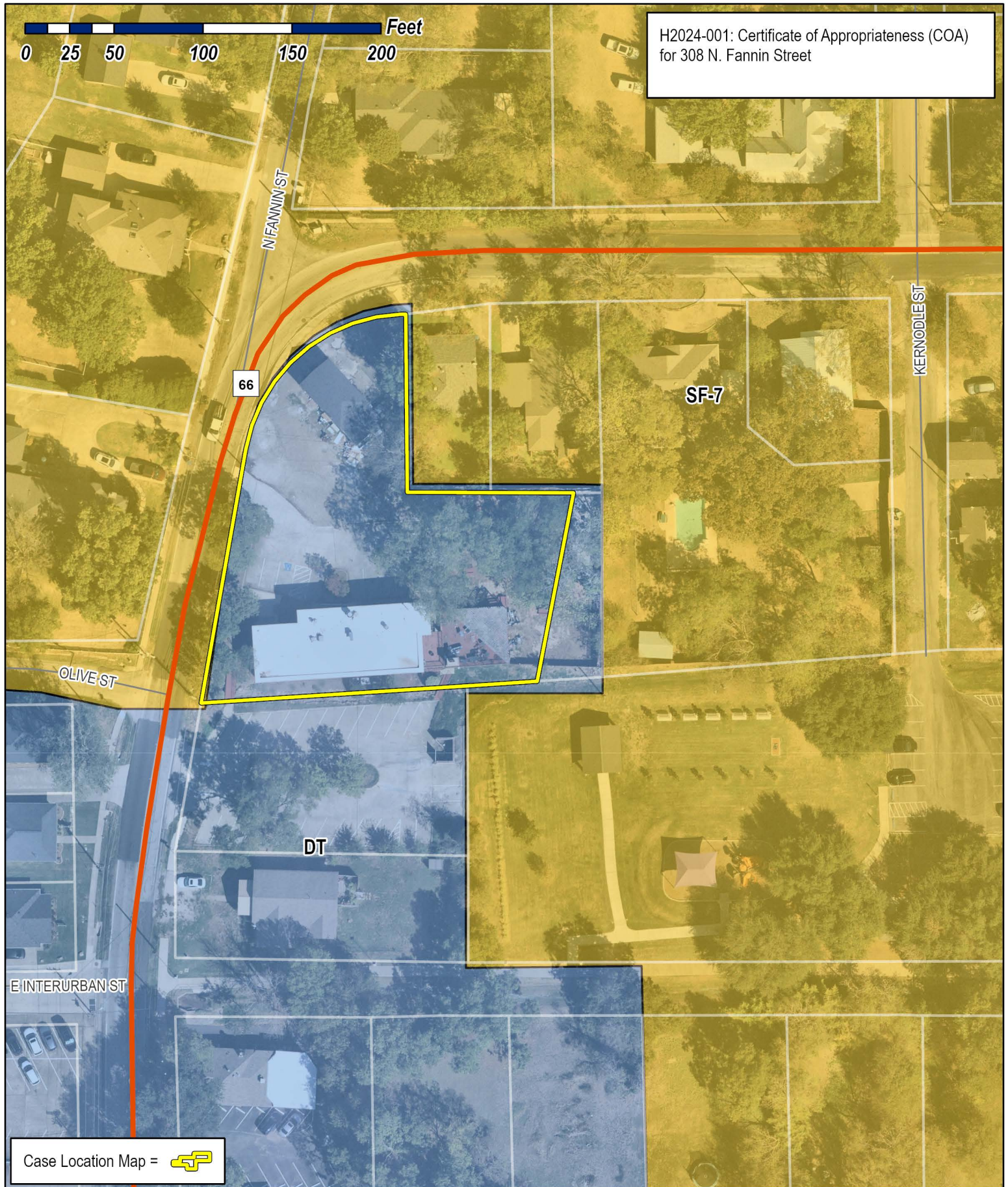
BUILD NEW, FRONT AND REAR PERGOLAS, ADD NEW LIGHT SCONCES ON SIDE OF BUILDING, AND CLEAN UP LANDSCAPING.

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



H2024-001: Certificate of Appropriateness (COA)
for 308 N. Fannin Street

0 25 50 100 150 200 Feet

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.

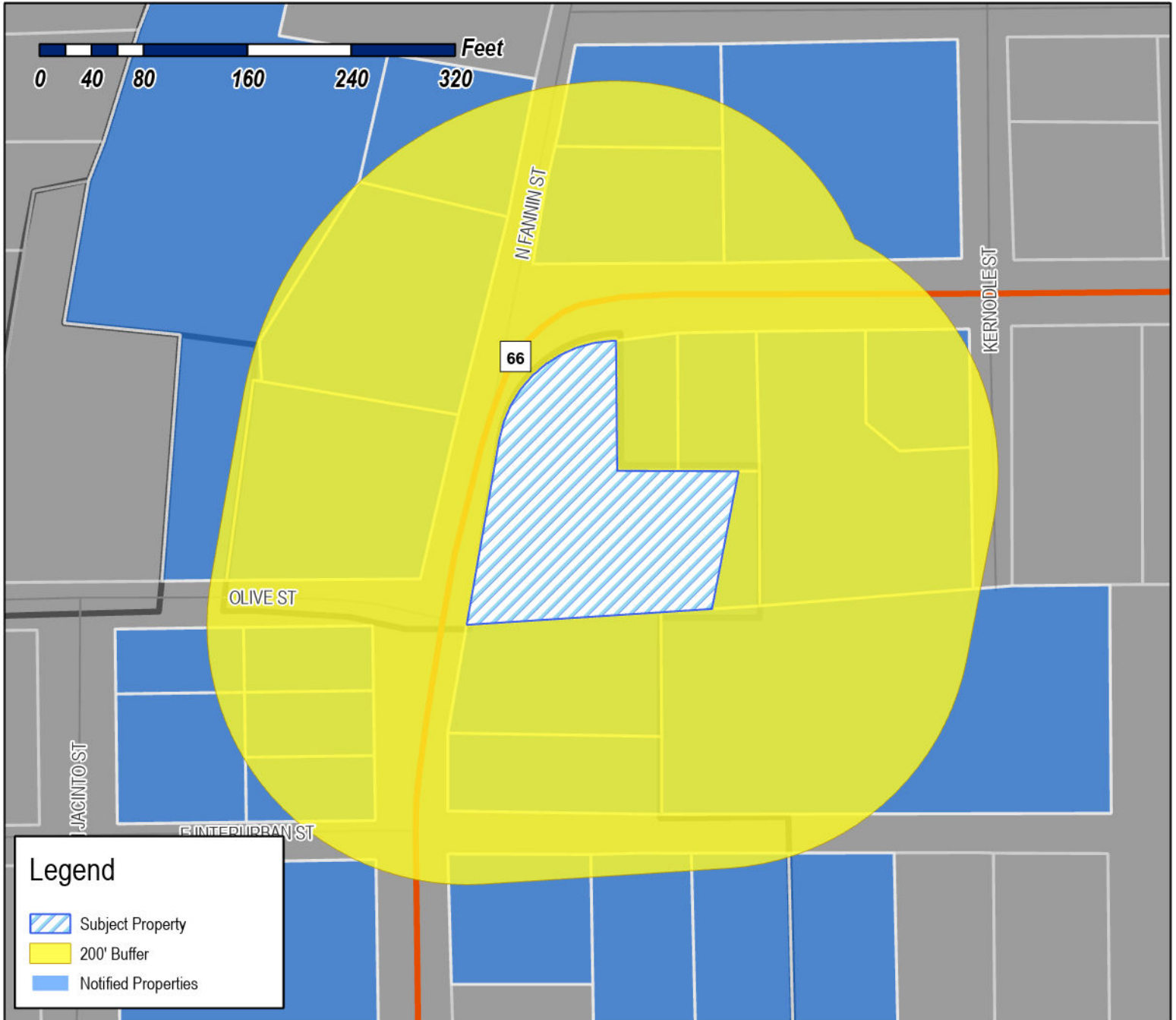




City of Rockwall

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.



Case Number: H2024-004
Case Name: Certificate of Appropriateness for 308 N. Fannin Street
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 308 N. Fannin Street

Date Saved: 2/29/2024

For Questions on this Case Call: (972) 771-7745



RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

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

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

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

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

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

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

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

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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. H2024-004: Certificate of Appropriateness for 308 N. Fannin Street

Hold a public hearing to discuss and consider a request by Chris Beardson of Wades Landing on behalf of CM Fannin I, LP for the approval of a Certificate of Appropriateness (COA) for a non-residential building that is designated as a Non-Contributing Property being a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin 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, March 21, 2024 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:

Angelica Guevara
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, March 21, 2024 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. H2024-004: Certificate of Appropriateness for 308 N. Fannin 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

MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ALL RIGHTS RESERVED.
 NO PART OF THESE
 DRAWINGS OR
 SPECIFICATIONS MAYBE
 COPIED, REPRODUCED
 OR USED IN
 CONNECTION WITH ANY
 WORK, OTHER THEN
 THE SPECIFIC PROJECT
 FOR WHICH THEY HAVE
 BEEN PREPARED.
 WITHOUT PRIOR
 WRITTEN
 AUTHORIZATION FROM
 DUNCAN DESIGN
 GROUP.

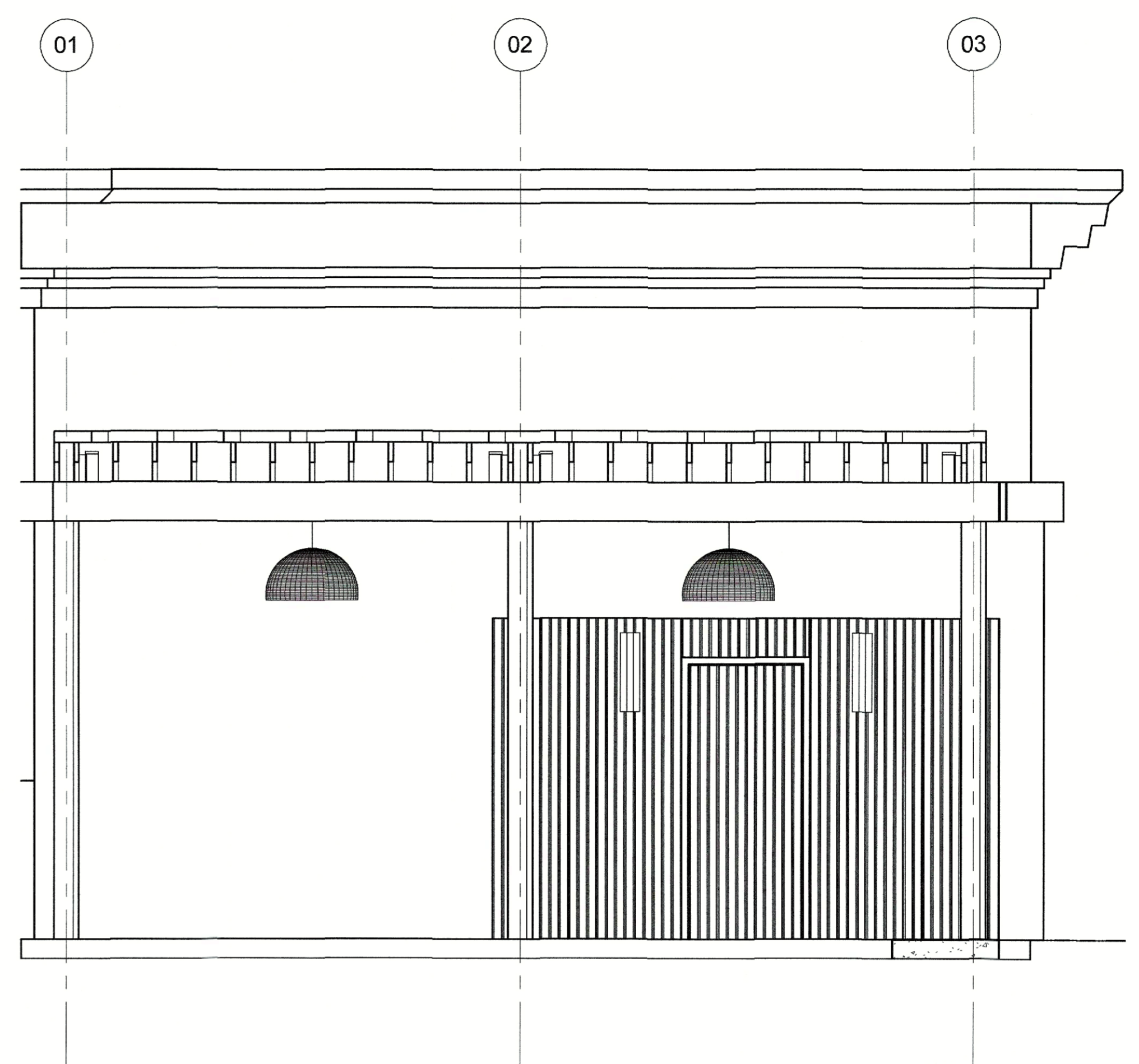
DUNCAN DESIGN GROUP, LLC
 1088 TEXAN TRAIL
 GRAPEVINE, TX 76051
 DUNCANDESIGNGROUP.COM



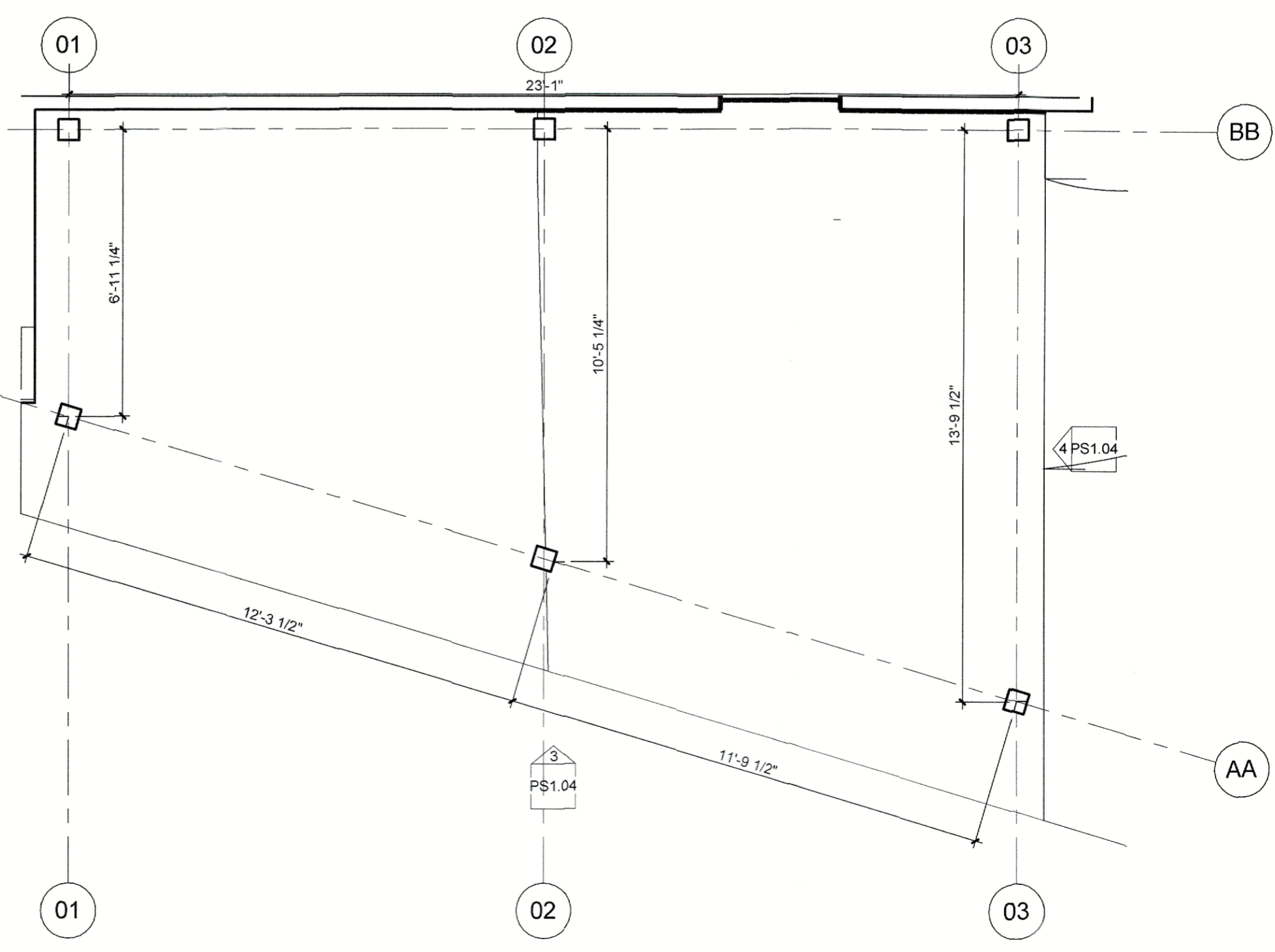
SHEET NAME
**FRONT
 DOOR
 PERGOLA**

SHEET NO.
PS1.04

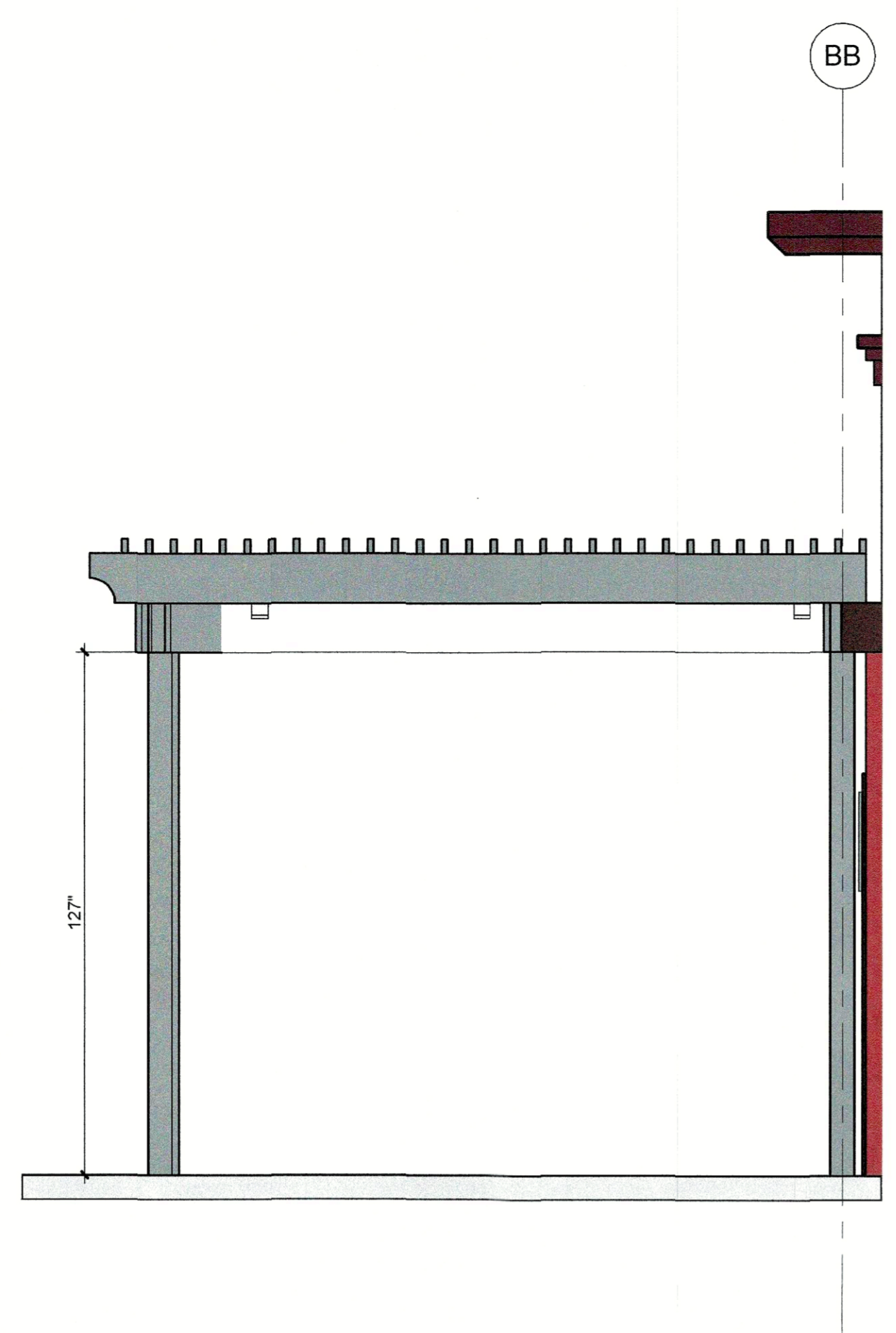
SHEET OF



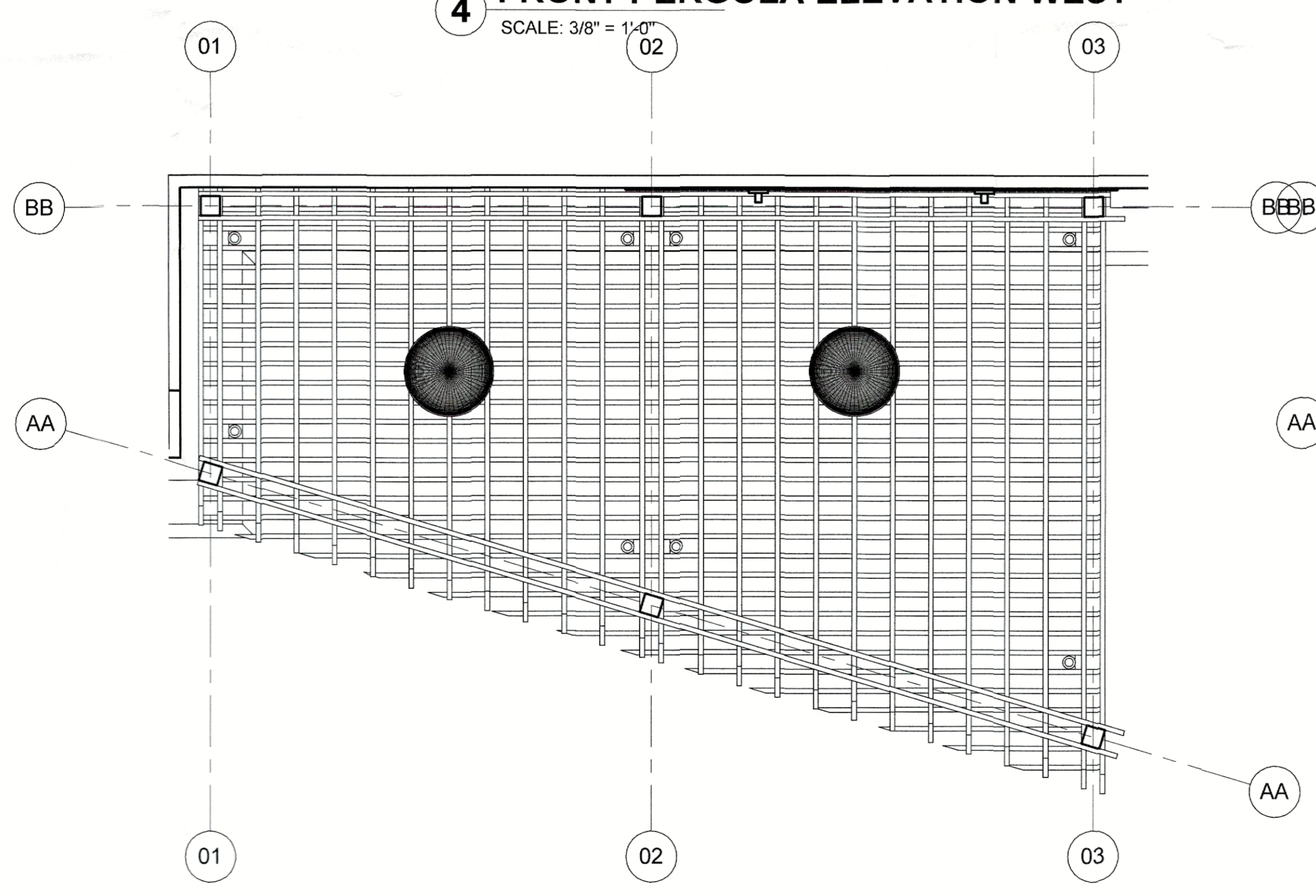
3 FRONT PERGOLA ELEVATION SOUTH
 SCALE: 3/8" = 1'-0"



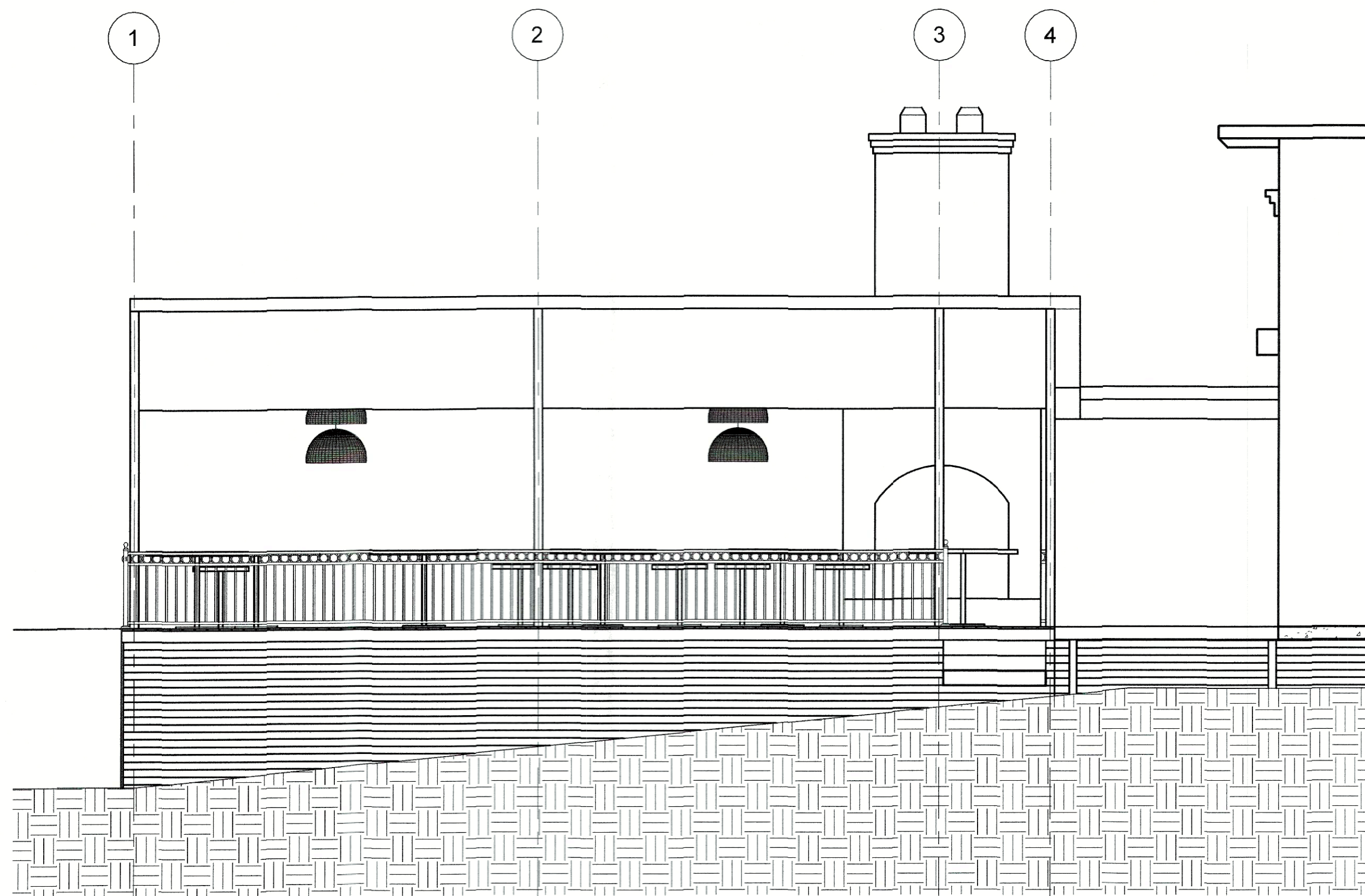
1 FRONT ENTRY PERGOLA PLAN
 SCALE: 3/8" = 1'-0"



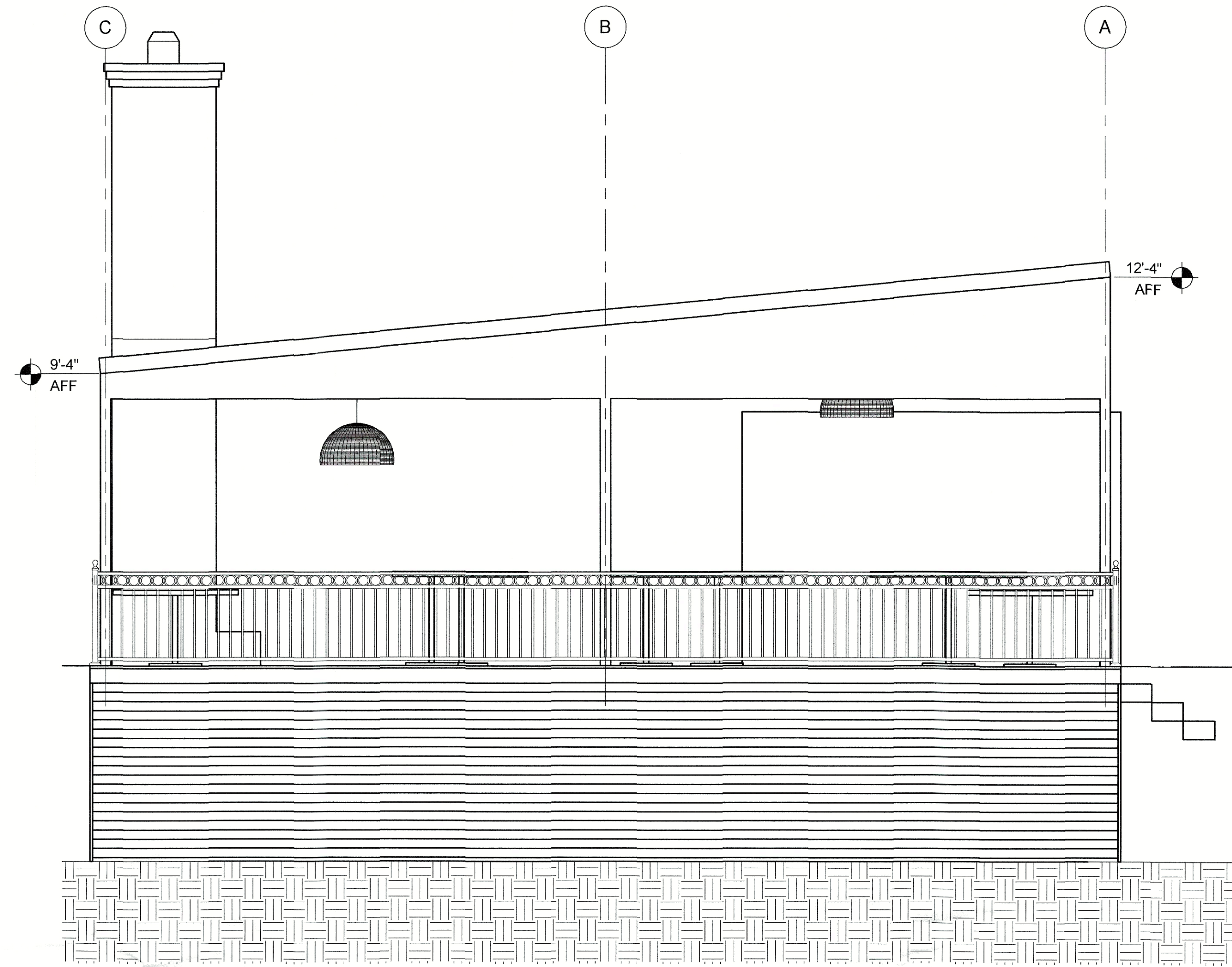
4 FRONT PERGOLA ELEVATION WEST
 SCALE: 3/8" = 1'-0"



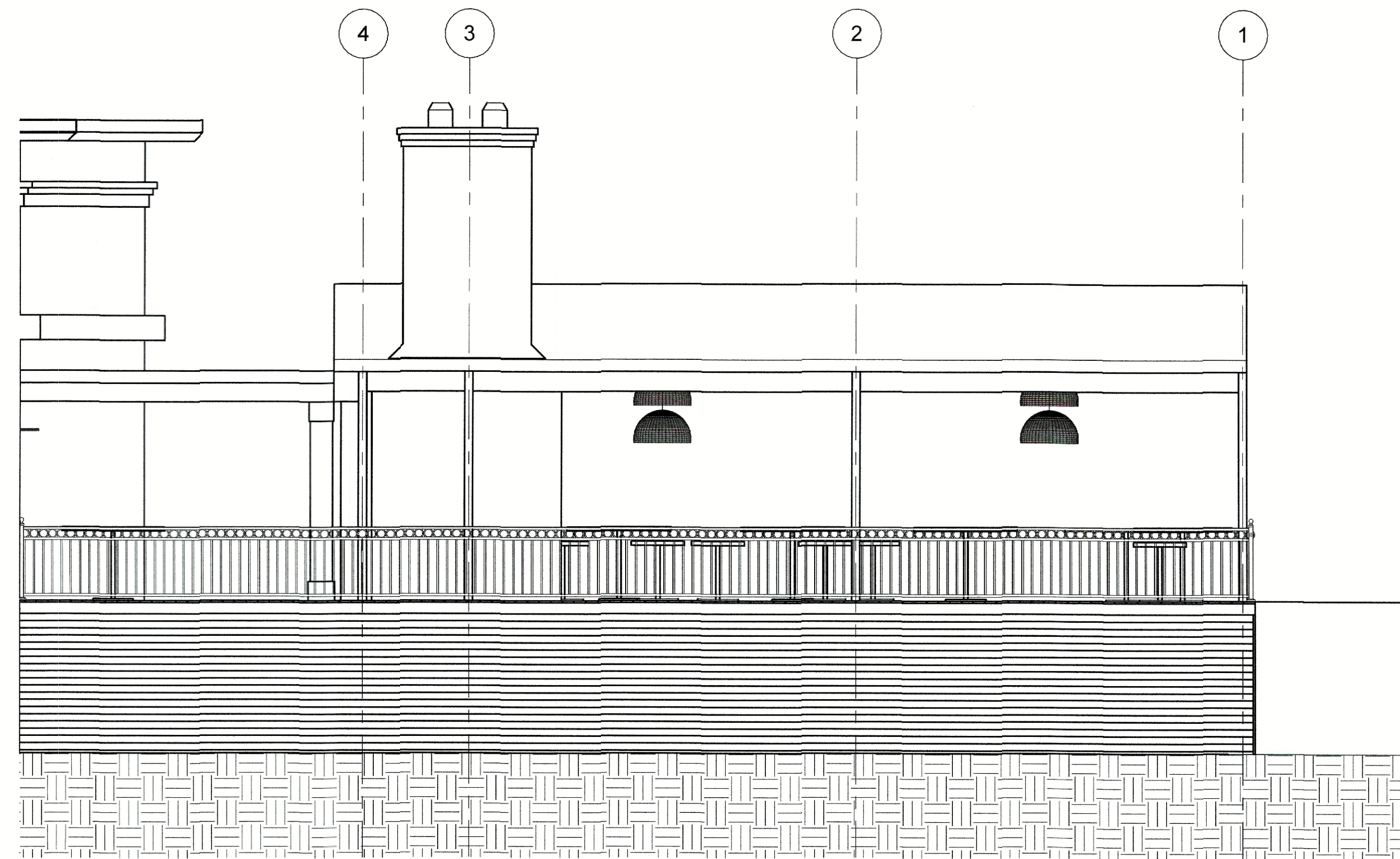
2 FRONT ENTRY PERGOLA RCP
 SCALE: 3/8" = 1'-0"



1 PATIO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



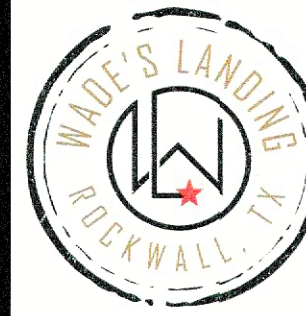
3 EAST PATIO ELEVATION
SCALE: 3/8" = 1'-0"



2 PATIO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

MARK	DATE	DESCRIPTION



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

ALL RIGHTS RESERVED.
NO PART OF THESE
DRAWINGS OR
SPECIFICATIONS MAYBE
COPIED, REPRODUCED
OR USED IN
CONNECTION WITH ANY
WORK, OTHER THEN
THE SPECIFIC PROJECT
FOR WHICH THEY HAVE
BEEN PREPARED,
WITHOUT PRIOR
WRITTEN
AUTHORIZATION FROM
DUNCAN DESIGN
GROUP.

DUNCAN DESIGN GROUP, LLC
1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME

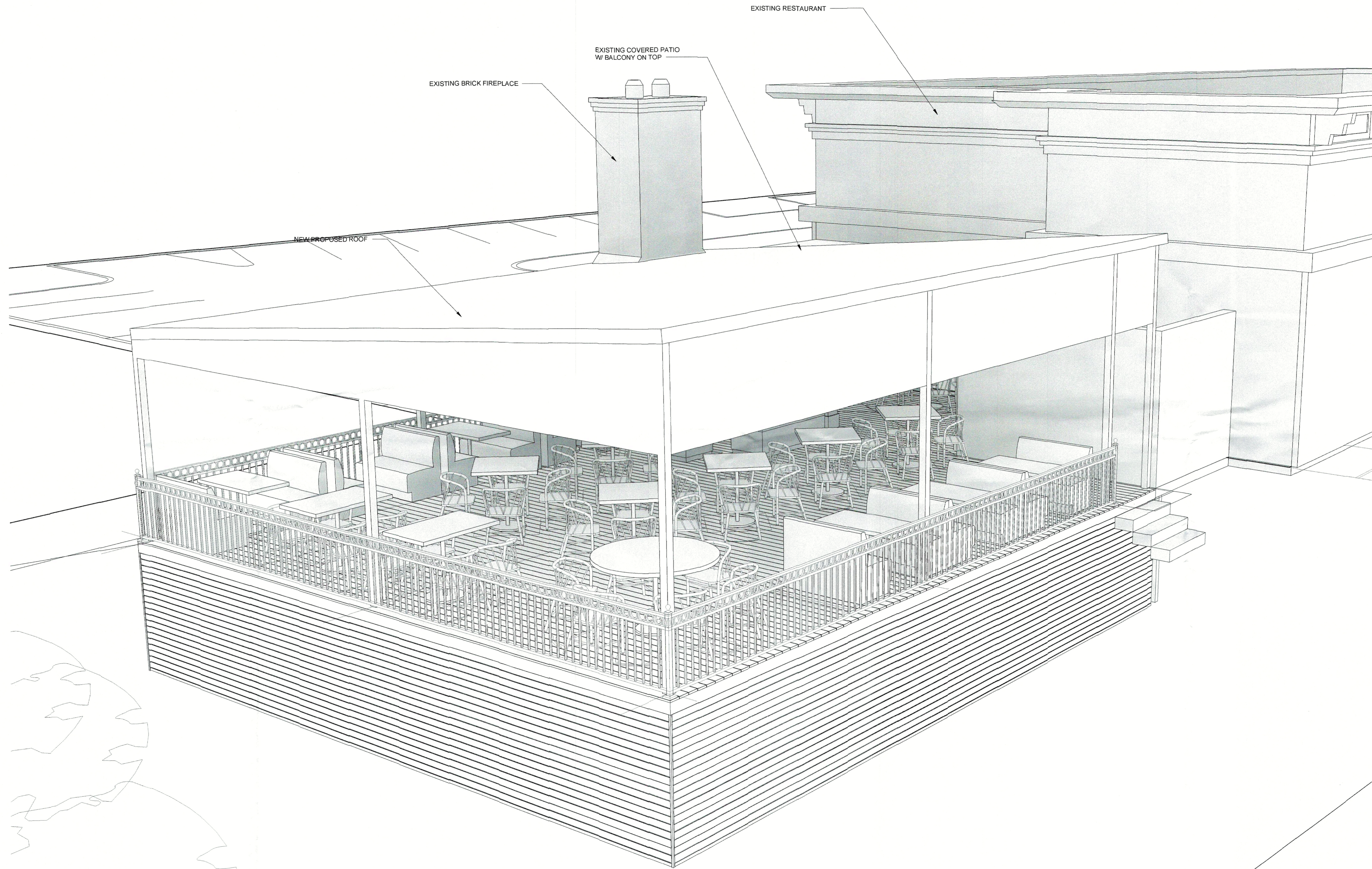
PATIO
ELEVATIONS

SHEET NO.

PS1.02

SHEET OF

JOB NO. 2305



1 PATIO 3D VIEW
NOT TO SCALE

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

ALL RIGHTS RESERVED.
NO PART OF THESE
DRAWINGS OR
SPECIFICATIONS MAY BE
COPIED, REPRODUCED
OR USED IN
CONNECTION WITH ANY
WORK, OTHER THAN
THE SPECIFIC PROJECT
FOR WHICH THEY HAVE
BEEN PREPARED,
WITHOUT PRIOR
WRITTEN
AUTHORIZATION FROM
DUNCAN DESIGN
GROUP.

DUNCAN DESIGN GROUP, LLC
1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME

3D
MODEL
VIEW

SHEET NO.

PS1.03

SHEET OF

MARK	DATE	DESCRIPTION

JOB NO. 2305



DATE: April 10, 2024

TO: Chris Beardon
308 Fannin Street
Rockwall, Texas 75087

CC: CM Fannin I, LP
4514 Travis Street, Suite 326
Dallas, Texas 75205

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

SUBJECT: H2024-004; COA for 308 N. Fannin Street

Chris:

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 3/21/2024. 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 March 21, 2024, the Historic Preservation Advisory Board approved a motion to approve the COA by a vote of 5-0, with Board Members Litton and Lewis absent.

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

Sincerely,

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