



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



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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 Williams Street

SUBDIVISION F+M

LOT SW/4C BLOCK 2

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 Rebekah Barakat

APPLICANT(S) NAME _____

ADDRESS 2234 Randas Way

ADDRESS _____

Rockwall TX 75087

PHONE 214-957-9858

PHONE _____

E-MAIL rmontgomer@me.com

E-MAIL _____

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): \$ 8372.00

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.

Please see attached letter, pictures and property survey.

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 Rebekah Barakat

APPLICANT'S SIGNATURE Rebekah Barakat

To whom it may concern:

I would like to propose a concrete driveway expansion to the HPAB for 303 Williams St. Rockwall, Texas 75087.

The expansion will extend the existing concrete driveway for additional parking along N. Fannin St. The expansion size will be approximately 15ft by 22 ft of concrete with a broom finish to match the existing driveway. The following pictures are intended to illustrate where the driveway will be expanded on the left side of the driveway and to show the current state.



Picture 1: Concrete Driveway Expansion along Fannin St. illustrated above in **Blue**



Picture 2: Existing driveway of 303 Williams off Fannin St.



Picture 3: Driveway and yard view of 303 Williams off Fannin St.

BEING a Part of BLOCK 2 of CASHERS AND MEDICINETH NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded Plat thereof, recorded in Volume R, Page 317, Rockwall County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the East line of Fannin Street with the North line of Williams Street at the Southeast corner of said Block 2;

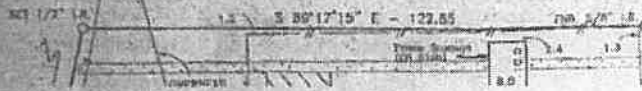
THENCE North 17° 15' 15" East along the East line of said Fannin Street and the West line of said Block 2, a distance of 94.01 feet to a 3/4" iron rod set for corner;

THENCE South 89° 17' 15" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

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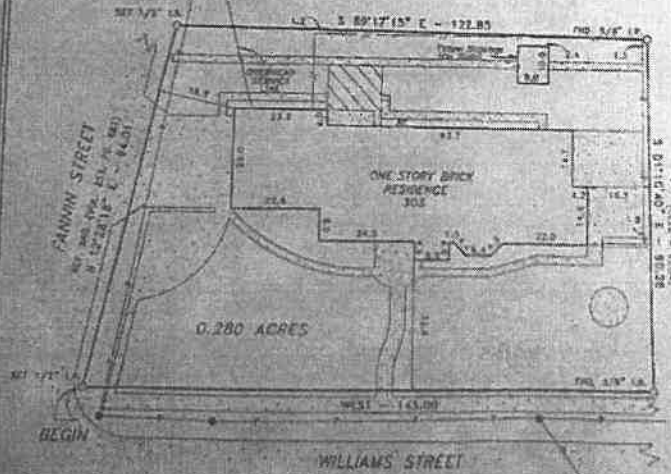
THENCE West along the North line of said Williams Street a distance of 145.00 feet to the PLACE BY BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEIMAN
VOL. 164, PG. 411



04/10/09 09:02 AM
TX 001 01 0001/01/09

ELIZABETH SHEIMAN
VOL. 164, PG. 411



JAMES D. BUTTEN
VOL. 127, PG. 479

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, do hereby certify that the within and foregoing plat was duly recorded in the Public Records of this County, Texas, on the 15th day of April, 1909, at Rockwall, Texas, and that the same is a true and correct copy of the original as the same appears on file in the Public Records of this County, Texas.

WITNESSETH my hand and seal of office, this 15th day of April, 1909, at Rockwall, Texas.



LANDS TITLE
ONE OF THE PARTS OF AN ORDER MADE WITHIN OF THIS CASE AND FOR THE REASONS THEREIN SET FORTH IS BY ORDER OF THE COURT FORWARDED TO YOU.

NAME (House Place)
JAN 10 1909
JAN 10 1909
JAN 10 1909
JAN 10 1909

Analytical Surveys, Inc.

J. D. BUTTEN
COUNTY CLERK
ROCKWALL, TEXAS



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: May 16, 2024

APPLICANT: Rebekah Barakat

CASE NUMBER: H2024-009; *Building Permit Fee Waiver for 303 Williams Street*

The applicant -- *Rebekah Barakat* -- is requesting the approval of a *Building Permit Fee Waiver* for the expansion to an existing driveway on the subject property. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-008*] and a *Small Matching Grant* [*i.e. Case No. H2024-010*]. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for a rehabilitation or restoration project. Properties classified as Contributing (*i.e. High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as Non-Contributing shall be eligible for a reduction in permit fees of up to 50.00%. The applicant has provided a scope of work and a valuation of \$8,372.00 for the construction of the new addition and new garage. Based on the property's designation as Medium-Contributing, the building permit fee would be eligible for a 100.00% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

PERMIT	FEE
CONCRETE	\$66.00 [<i>i.e. \$0.20/SF (MINIMUM FEE: \$50.00)</i>]

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$66.00. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB). Staff should note that this project is neither for rehabilitation or restoration purposes, and does not appear to meet the intent of the program. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the May 16, 2024 meeting.



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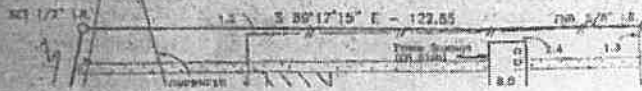
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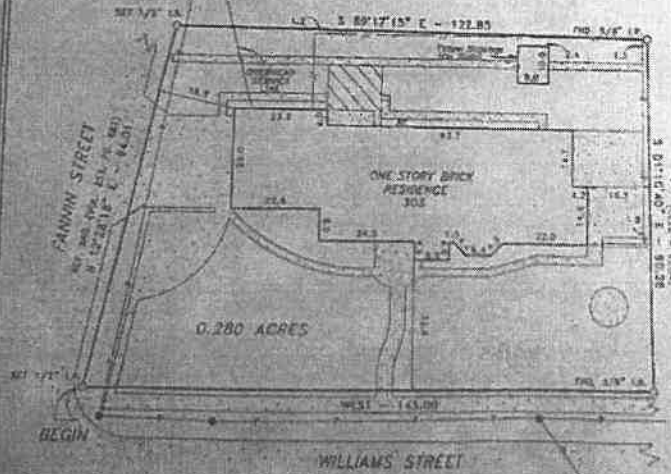
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JAMES D. BUTTEN
VOL. 127, PG. 479

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, do hereby certify that the above is a true and correct copy of the original plat of Elizabeth Sheiman, recorded in Volume 164, Page 411, of the Deed Records of Rockwall County, Texas.

WITNESSED my hand and the seal of the County of Rockwall, Texas, this 15th day of April, 2009.



LANDS TITLE
ONE OF THE PARTS OF AN ORDER MADE WITHIN
OF THIS PLAT AND FOR THE PURPOSES OF THIS
PLAT IS HEREBY SET FORTH FOR THE SAID PARTIES
RESPECTIVELY.

Analytical Surveys, Inc.

730.888.0100



303



NOV 10 2004





June 3, 2024

TO: Rebekah Barakat
2234 Randas Way
Rockwall, TX 75087

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

SUBJECT: H2024-009; Building Permit Fee Waiver for 303 Williams Street

Mrs. Barakat:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the Historic Preservation Advisory Board (HPAB) on May 16, 2024. The following is a record of all voting records:

Historic Preservation Advisory Board

On May 16, 2024, the Historic Preservation Advisory Board approved a motion to deny the Building Permit Fee Waiver by a vote of 6-0, with Board Member Litton absent.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'AGuevara', is written over the word 'Sincerely,'.

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department