



**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 Williams 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 Alexander Barakat

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 303 Williams st.

ADDRESS \_\_\_\_\_

Rockwall, TX 75087

PHONE 214.549.2607

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION

RELOCATIONS  OTHER, SPECIFY: replacing window

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 1,200.00

**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.

see attached document for more information.

### 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 Alex Barakat

APPLICANT'S SIGNATURE Alex Barakat

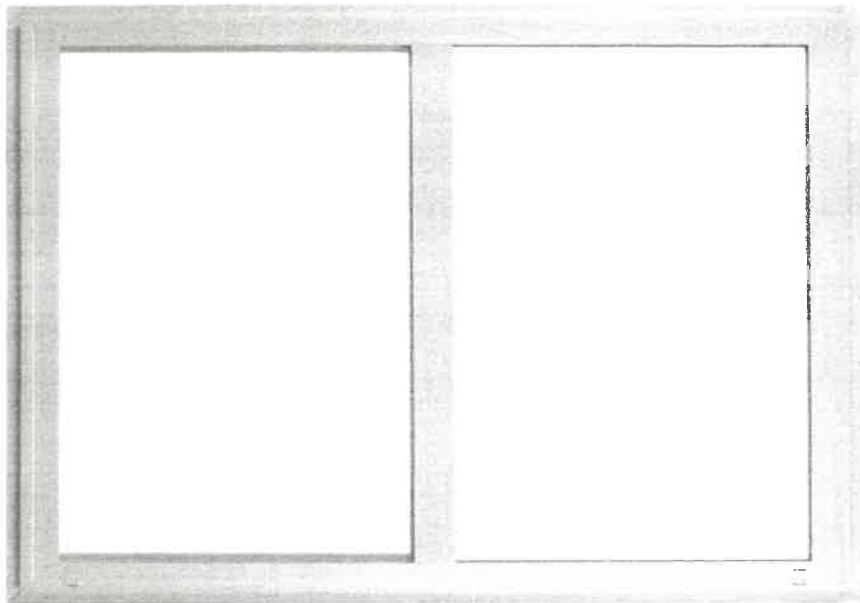
To whom it may concern:

I would like to replace two side by side windows in a bedroom for 303 Williams St. Rockwall, Texas 75087.

Currently, one window is wood and the other window is vinyl. I am requesting approval to replace the bedroom windows with one vinyl sliding window. The new vinyl window will fit the current window opening and will not require any masonry changes to the window opening. The following are the exterior/interior pictures of the current window and the new proposed vinyl sliding window.











# 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

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**TO:** Historic Preservation Advisory Board  
**DATE:** July 18, 2024  
**APPLICANT:** Rebekah Barakat  
**CASE NUMBER:** H2024-012; *Certificate of Appropriateness (COA) for 303 Williams Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an exterior alteration on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, 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 303 Williams Street, and take any action necessary.

### BACKGROUND

The 1,923 SF single-family home -- *situated on the subject property at 303 Williams Street* -- was constructed circa 1950 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. 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 1911 based on the April 1911 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 rezoned 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: SEPTEMBER 2022

On July 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. Case No. H2023-010*] for the construction of a wooden fence in the front yard of the subject property. On May 16, 2024, the Historic Preservation Advisory Board (HPAB) denied a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-008*] for the purpose of expanding an existing concrete driveway to allow for additional parking along N. Fannin Street. On June 17, 2024, the applicant applied for a Short-Term Rental (STR) Permit [*i.e. Case No. STR2024-3195*]. Following this, on June 25, 2024, the Building Inspections Department conducted a building inspection. During the inspection, it was discovered that the applicant converted the garage without obtaining the necessary building permits. This posed an issue for approving the STR permit, and the applicant was required to change the subject property to be in compliance with the building code's ingress/egress requirements (*i.e. at least five (5) square feet of opening*). The existing window in the converted garage did not meet these requirements due to its size. The applicant was then informed that a Certificate of Appropriateness (COA) would be needed to modify the window in the converted garage, as it constituted exterior alterations to the home. On June 28, 2024, the applicant - *Rebekah Barakat* - submitted an application for a Certificate of Appropriateness (COA) for the purpose of replacing one (1) side by side double hung wood window with one (1) single, vinyl sliding window.

## **PURPOSE**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing one (1) side by side, double hung wood window with one (1) single, vinyl sliding window on the south side of the home.

## **ADJACENT LAND USES AND ACCESS**

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

North: Directly north of the subject property is a 0.28-acre parcel of land (*i.e. 302 E. Margaret Street*) that is developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 *Historic Resource Survey*. 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 0.5760-acre parcel of land (*i.e. 703 Kernodle 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 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 0.1140-acre parcel of land (*i.e. 304 Williams Street*) developed with a single-family home and a 0.1840-acre parcel of land (*i.e. 306 Williams Street*) developed with a single-family home. Both of these properties are designated as *Medium-Contributing Properties* on the 2017 *Historic Resource Survey* and are zoned Single-Family 7 (SF-7) District. Beyond this is a parcel of land (*i.e. 308 Fannin Street*) that is developed with a restaurant (*i.e. Wade's Landing*). This property is classified as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*, and is zoned Downtown (DT) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is a 0.7096-acre parcel of land (*i.e. 501 Kernodle Street*) developed with a single-family home that is designated as a *High-Contributing Property* on the 2017 *Historic Resource Survey*. Beyond this is Kernodle 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 0.2630-acre parcel of land (*i.e. 502 Kernodle Street*) developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 *Historic Resource Survey*. In addition, there is also a 0.16-acre parcel of land (*i.e. 506 Kernodle Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. Both of these properties are zoned Single-Family 7 (SF-7) District. Following this is a 0.3860-acre parcel of land (*i.e. 501 Austin Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. This property is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.27-acre parcel of land (*i.e. 503 N. Fannin Street*) that is developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. Beyond this is a 1.65-acre vacant parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. Following this are three (3) parcels of land developed with two (2) *Medium-Contributing Properties* (*i.e. 602 and 504 N. Goliad Street*) and one (1) *Non-Contributing Property* (*i.e. 506 N. Goliad Street*). All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of replacing one (1) side by side, double hung wood window with one (1) single, vinyl sliding window. The applicant has submitted photos showing the existing



window and the proposed vinyl window. Staff should note, that the window is visible from both Fannin Street and Williams Street (see Figure 2).

**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 designated 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* on the 2017 *Historic Resource Survey*.



FIGURE 2: WINDOW LOCATION

According to Section 07, Building Standards, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the 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. These elements should be proportionally balanced, sized, and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.” In this case, the applicant is proposing a window that matches the size and shape of the existing window. The only differences are that the proposed window is a sliding style and is made of vinyl instead of wood. It should be noted that homes built in 1950, and during this time period homes typically used wood or steel windows. It appears that the rest of the home currently utilizes wood windows.

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 ...”



FIGURE 3. EXISTING WINDOW (LEFT) AND PROPOSED WINDOW (RIGHT)

The proposed window generally conforms to the guidelines and requirements contained in the UDC, with the exception of the proposed material. Furthermore, the proposed work does *not* appear to impair the historical integrity of the subject property nor does it negatively impact any adjacent properties. This is mostly due to the window having a similar appearance as the existing window; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

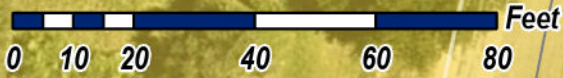
**NOTIFICATIONS**

On July 2, 2024, staff mailed 22 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 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.



H2024-012: Certificate of Appropriateness (COA)  
for a Medium Contributing Property at 303  
Williams Street



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.

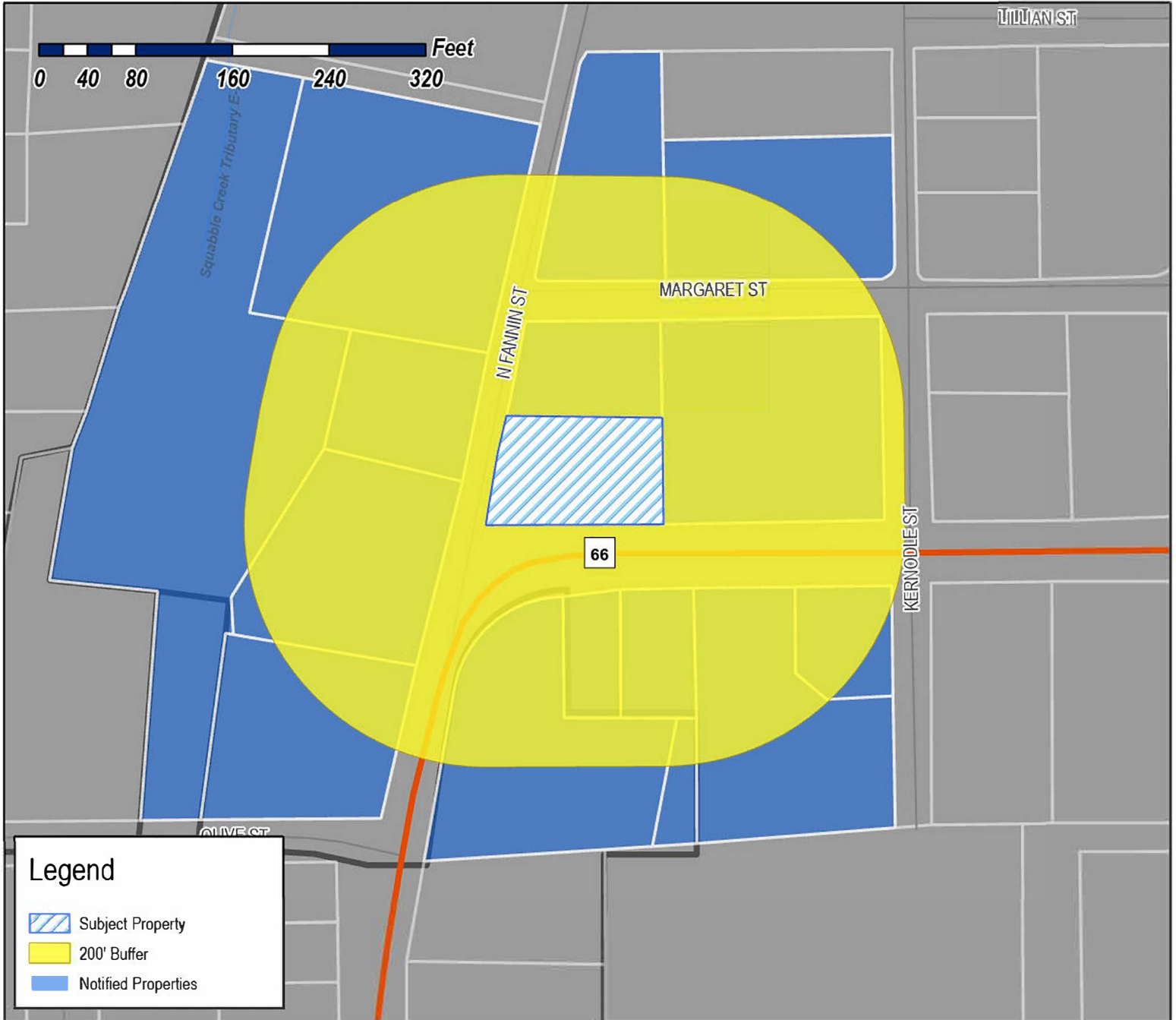
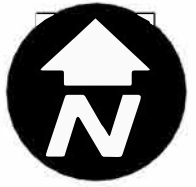




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2024-012  
**Case Name:** COA for a Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 303 Williams Street

**Date Saved:** 7/2/2024

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



RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

RESIDENT  
2234 RANDAS WAY  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

RESIDENT  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

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

RESIDENT  
308 FANNIN  
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

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

RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
601 KERNODLE ST  
ROCKWALL, TX 75087

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

RESIDENT  
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

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto: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. H2024-012: Certificate of Appropriateness for 303 Williams Street**

*Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an exterior alteration on a Medium Contributing Property being a 0.2800-acre parcel of land identified as Lot C, Block 2, 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 303 Williams 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, July 18, 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:

**Bethany Ross**  
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](mailto: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, July 18, 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. H2024-012: Certificate of Appropriateness for 303 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.

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

To whom it may concern:

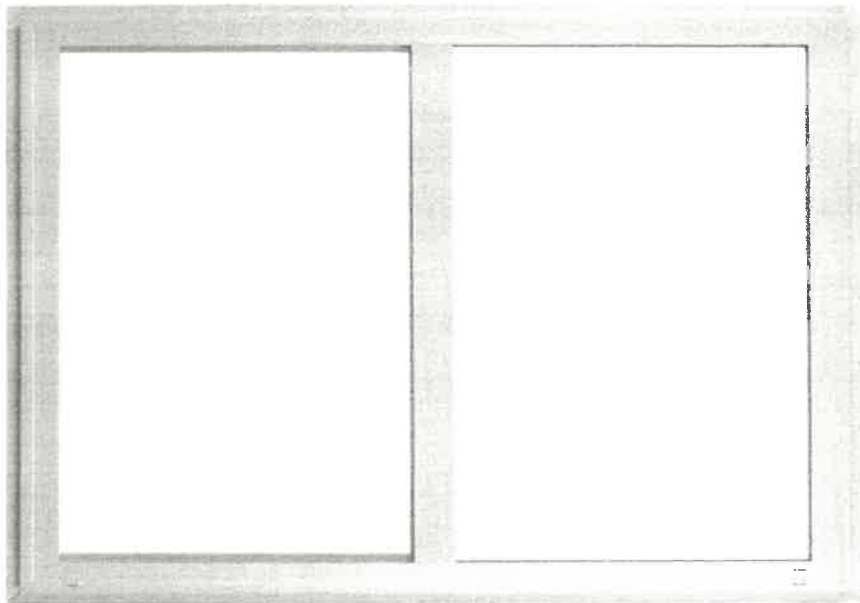
I would like to replace two side by side windows in a bedroom for 303 Williams St. Rockwall, Texas 75087.

Currently, one window is wood and the other window is vinyl. I am requesting approval to replace the bedroom windows with one vinyl sliding window. The new vinyl window will fit the current window opening and will not require any masonry changes to the window opening. The following are the exterior/interior pictures of the current window and the new proposed vinyl sliding window.









BEING a part of BLOCK 2 of FARMERS AND MERCHANTS NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded plat thereof, recorded in Volume 2, Page 113, 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 Southwest corner of said Block 2;

THENCE North 12° 15' 18" East along the East line of said Fannin Street and the West line of said Block 2, a distance of 84.01 feet to a 1/2" iron rod set for corner;

THENCE North 89° 17' 28" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

THENCE South 01° 10' 40" East, a distance of 90.74 feet to a 3/8" iron rod found for corner in the North line of said Williams Street;

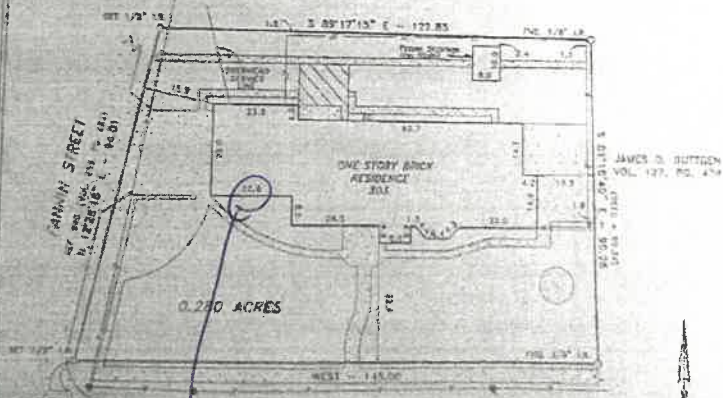
THENCE West along the North line of said Williams Street a distance of 145.39 feet to the PLACE BY BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEWMAN  
VOL. 164, PG. 411



ALICE ROE CO. INC.  
THE ARTIST ROOMS/10

ELIZABETH SHEWMAN  
VOL. 164, PG. 411



*Location of window proposing to replace*

LEGAL NOTICE: I, JAMES D. RUTTEN, Surveyor, do hereby certify that the above described plat was lawfully made and is a true and correct copy of the original as the same appears on the books of this office.

**OWNER TITLE**

OWNER	Elizabeth Sheyman
ASSIGNED TO	15776
DATE	11-11-11
BY	

AMERICAN SURVEYS, INC.  
A MEMBER OF THE SURVEYORS ASSOCIATION OF TEXAS



303



NOV 10 2004



DATE: July 19, 2024

TO: Alexander and Rebeka Barakat  
303 Williams Street  
Rockwall, Texas 75087

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

SUBJECT: H2024-012; COA for 303 Williams Street

Alexander:

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 7/18/2024. 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) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (2) 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 July 18, 2024, the Historic Preservation Advisory Board (HPAB) approved a motion to approve of the COA with the condition that the applicant provide a horizontal grid for the proposed window by a vote of 4-1, with Board Member Miller dissenting, Board Member McNeely absent, and one (1) seat open.

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 that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, Planner  
City of Rockwall Planning and Zoning Department