



**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

311 South Fannin

SUBDIVISION

BF Baylston

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

Michael Caffrey

APPLICANT(S) NAME

ADDRESS

311 South Fannin

ADDRESS

PHONE

214-802-2361

PHONE

E-MAIL

mcaffrey@wuhsafrainers.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:

Fence

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$20,000

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.

Replacement of wood fence. I will replace by code: 8' wood cedar board on board.

### 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.

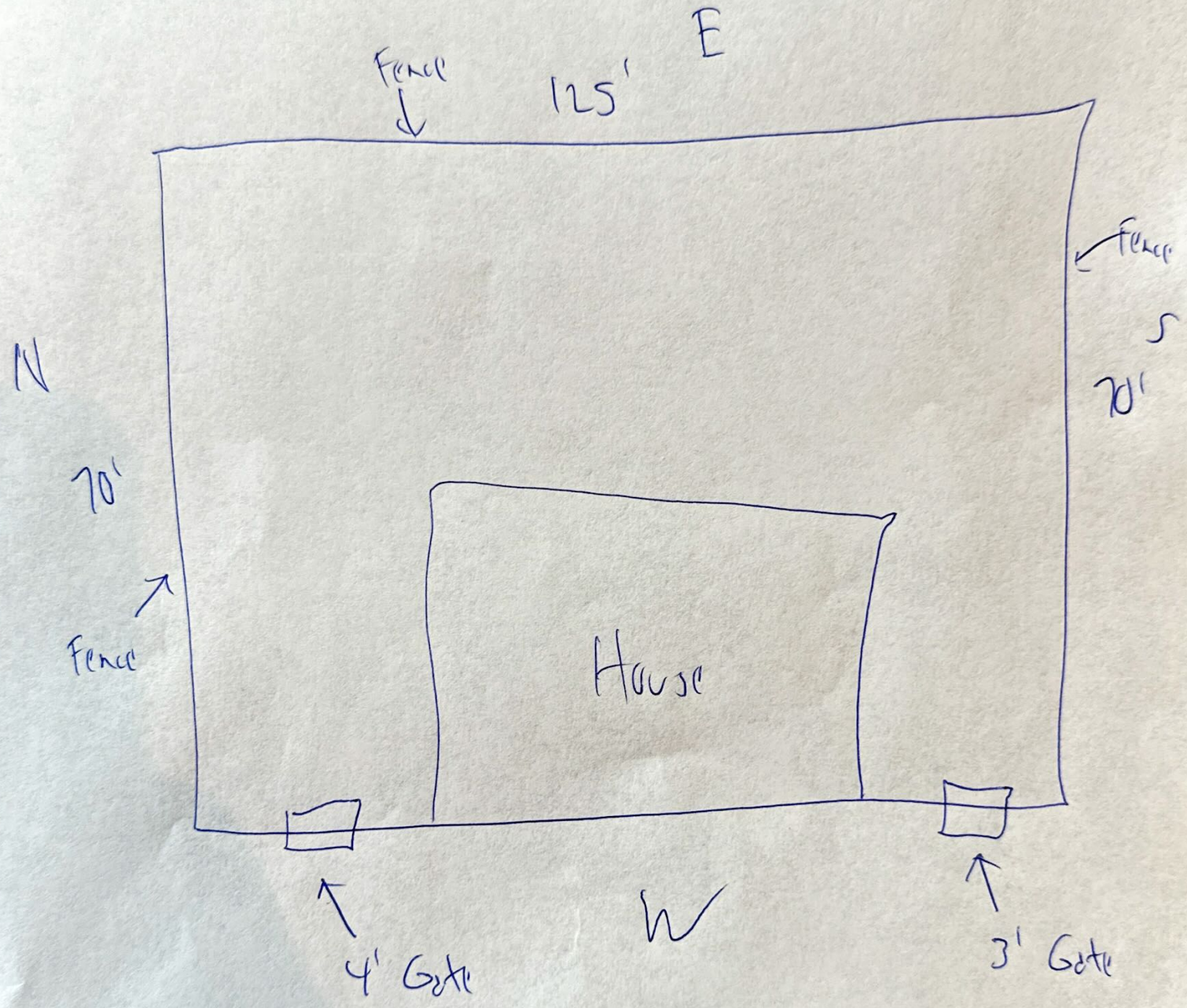
OWNER'S SIGNATURE

*[Signature]*

APPLICANT'S SIGNATURE

U/A

311 S. Fennik













# 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:** September 19, 2024

**APPLICANT:** Michael Caffey

**CASE NUMBER:** H2024-020; *Certificate of Appropriateness (COA) for 311 S. Fannin Street*

### SUMMARY

Hold a public hearing to discuss and consider a request by Michael Caffey for the approval of a Certificate of Appropriateness (COA) for a fence on a *Low Contributing Property* being a 0.321-acre parcel of land identified as Lots 9 & 10, Block C, Eppstein 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 311 S. Fannin Street, and take any action necessary.

### BACKGROUND

The 1,675 SF single-family home -- *situated on the subject property at 311 S. Fannin Street* -- was constructed circa 1940 utilizing the *Craftsman* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is a 192 SF storage building constructed in 1993. The single-family home is classified as *Low-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Low 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 1900 based on the October 1900 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. On June 18, 2015, the Historic Preservation Advisory Board (HPAB) approved a motion to approve a Certificate of Appropriateness (COA) [Case No. H2015-005] for a 1,000 SF addition by a vote of 4-0 with Mishler, Keegan, and Turbyfill absent. In 2018, a building permit [Permit No. BLD2018-0312] was approved that allowed an additional 396 SF addition. Staff should note, that the two (2) additions changed the contributing status on the subject property from *High* to *Low*. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 9, 2024

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the existing eight (8) foot *board-on-board* cedar fence on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 311 S. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Denison Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is 0.344-acre



parcel of land (i.e. Lots 1-3, Block V, Rockwall Original Town Addition) developed with a single-family home. North of this is an unimproved alleyway, followed by a 0.23-acre parcel of land (i.e. Lots 1-4, Block U, Rockwall Original Town Addition) developed with commercial land uses (i.e. Archer Car Care & Ollie Marie Boutique). All of these properties are zoned Downtown (DT) District.

South: Directly south of the subject property is a 0.161-acre parcel of land (i.e. Lot 11, Block C, Eppstein Addition) developed with a *Medium-Contributing* single-family home. Beyond this is a 0.209-acre parcel of land (i.e. Lot 12 & part of 13, Block C, Eppstein Addition) developed with a *Non-Contributing* single-family home. Following this is a 0.273-acre parcel of land (i.e. Lot 14 & part of 13, Block C, Eppstein Addition) developed with a *Low-Contributing* single-family home. South of this is a 0.321-acre parcel of land (i.e. Lots 15 & 16, Block C, Eppstein Addition) developed with two (2) duplex. Beyond this is Munson 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. All of these properties are located within the Old Town Rockwall (OTR) Historic District and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is an unimproved alleyway. Beyond this is are two (2) parcels of land (i.e. Lots 7 & 8, Block C, Eppstein Addition) developed with *Non-Contributing* single-family homes. Following this is Star Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are four (4) parcels of land (i.e. Lots 7A-10A of the Eppstein/Stark Addition) developed with *Non-Contributing* single-family homes. All of these properties are located within the Old Town Rockwall (OTR) Historic District and are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Fannin Street, which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.17-acre parcel of land (i.e. east portion of Lots 1-3, Block H, Eppstein Addition) developed with a *Medium-Contributing* single-family home. Following this is a 0.23-acre parcel of land (i.e. west portion of Lots 1-3, Block H, Eppstein Addition) developed with a *Non-Contributing* single-family home. Both properties are located within the Old Town Rockwall (OTR) Historic District and are zoned Multi-Family 14 (MF-14) District. West of this is a 7.3545-acre parcel of land (i.e. Lot 1, Block 1, Rockwall City Hall Addition) developed with City Hall and zoned Downtown (DT) District.

## **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of replacing the existing eight (8) foot wood fence with an eight (8) foot wood fence that will be *like-and-kind* to the existing fence. According to the applicant's letter the fence will also incorporate two (2) gates that allow direct access from the front yard.

## **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Low-Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." In this case, the applicant is requesting to replace an eight (8) foot wood fence with a new fence that will be *like-and-kind* to the existing fence. 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. fence replacement*) appears to 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 September 6, 2024, staff mailed 30 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

### **CONDITIONS OF APPROVAL**

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

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



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

### STAFF USE ONLY

CASE NUMBER: \_\_\_\_\_

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DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

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

#### SPECIAL DISTRICTS [SELECT APPLICABLE]:

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- NON-CONTRIBUTING PROPERTY

#### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 311 South Fannin

SUBDIVISION BF Baylston 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 Michael Caffrey APPLICANT(S) NAME \_\_\_\_\_

ADDRESS 311 South Fannin ADDRESS \_\_\_\_\_

PHONE 214-802-2361 PHONE \_\_\_\_\_

E-MAIL mcaffrey@wuhsafe-trainers.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: Fence

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$20,000

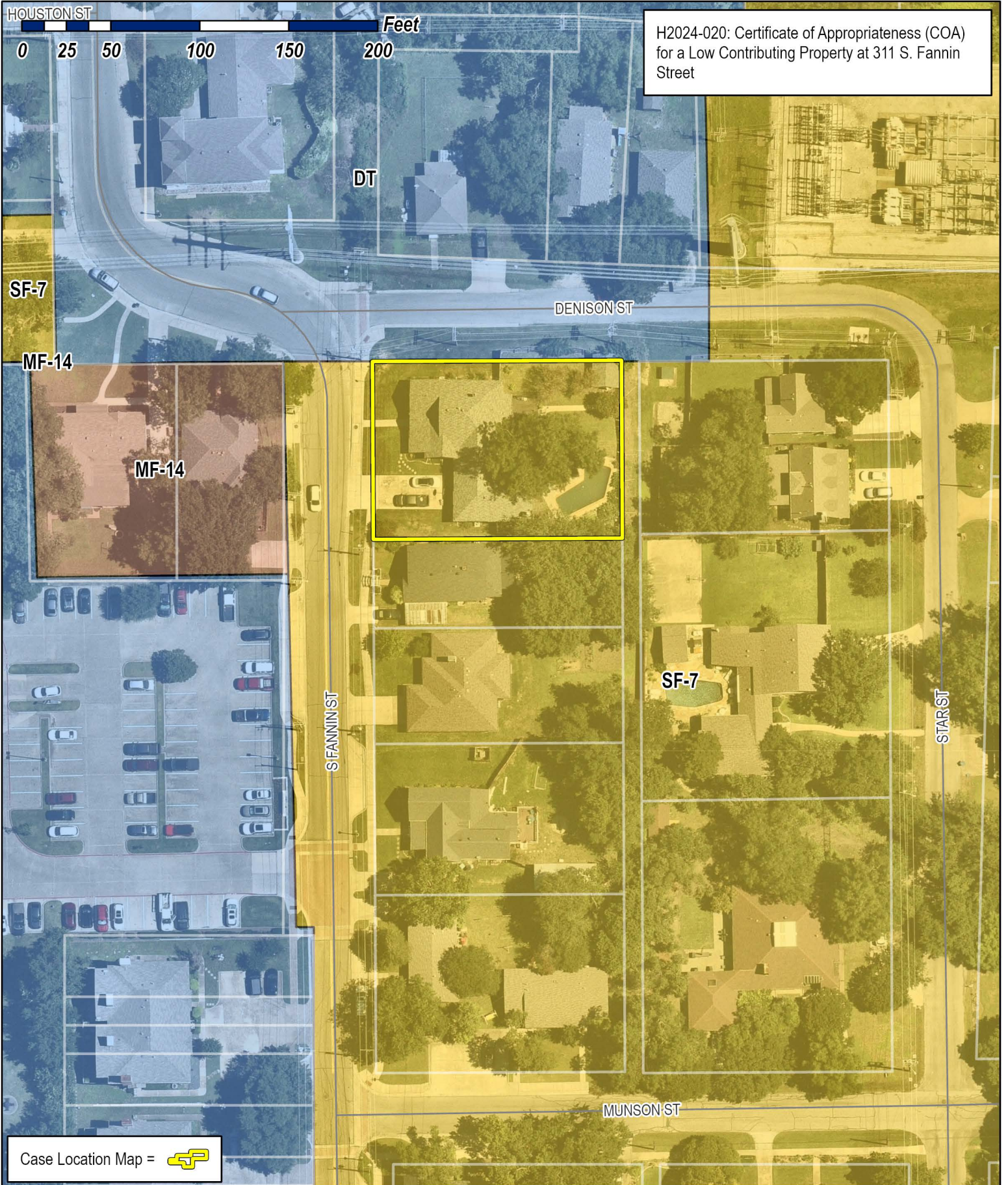
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS,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

Replacement of wood fence. I will replace by code: 8' wood cedar board on board.

### 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 U/A



H2024-020: Certificate of Appropriateness (COA) for a Low Contributing Property at 311 S. Fannin 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.

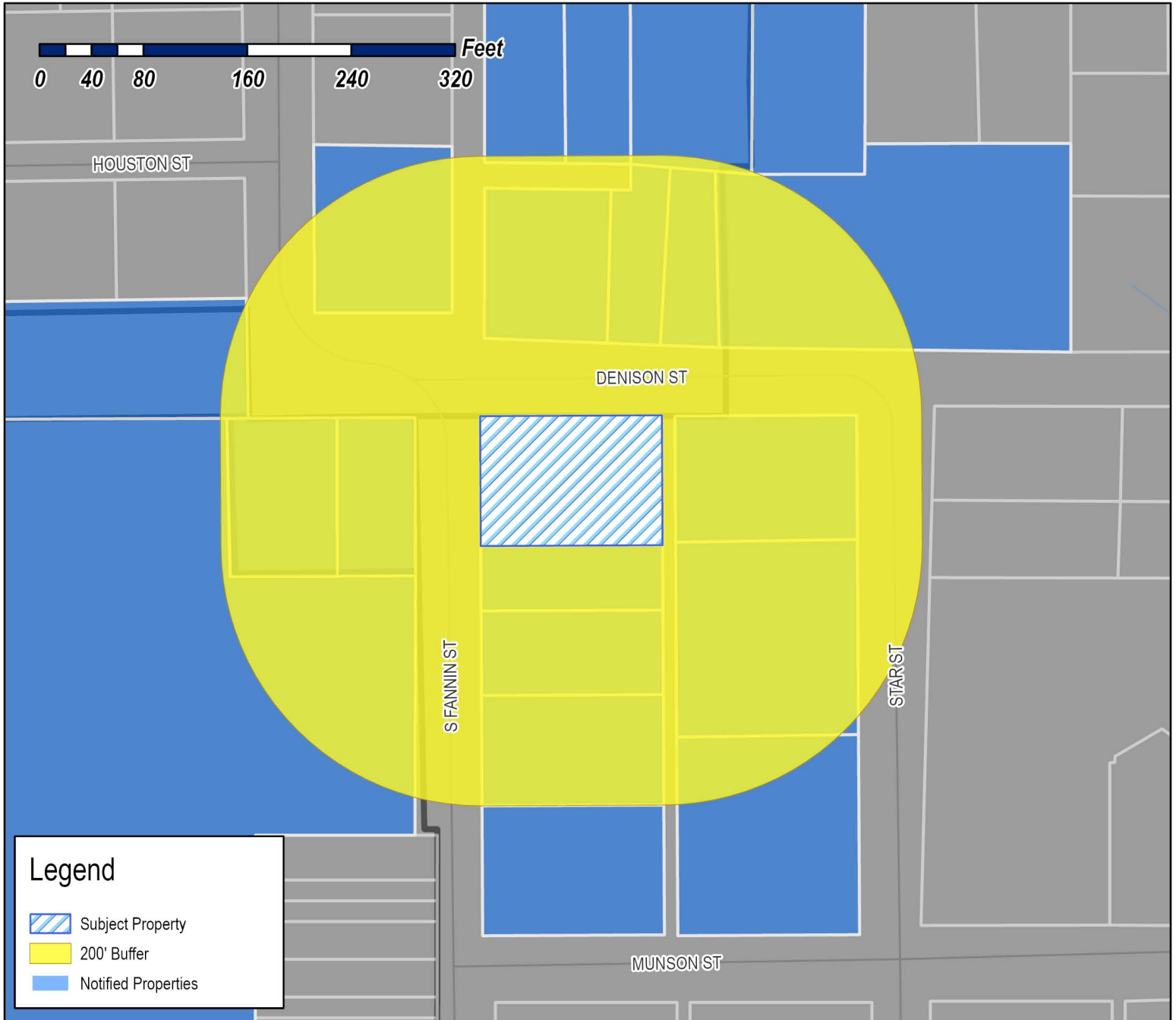




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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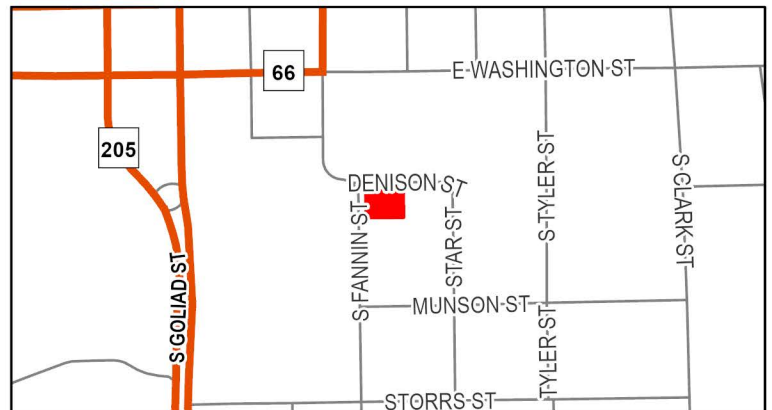
**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2024-020  
**Case Name:** COA for a Low Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 311 S. Fannin Street

**Date Saved: 9/3/2024**

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



LATHAM MARK  
1010 RIDGE ROAD COURT  
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

HUGHES THOMAS P  
1209 S LAKESHORE DR  
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA  
1269 S. MUNSON RD  
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN  
CHURCH  
A TEXAS NON-PROFIT CORPORATION  
1346 PLEASANT VALLEY ROAD  
GARLAND, TX 75040

JOHNSON GREGORY DON AND SANDRA  
1390 GOLD COAST DR  
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC  
22 MANOR CT  
HEATH, TX 75032

RESIDENT  
301 DENNISON  
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA  
303 DENISON ST  
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX  
303 DENISON ST  
ROCKWALL, TX 75087

FIGUEROA ELIZABETH  
304 STAR STREET  
ROCKWALL, TX 75087

RESIDENT  
305 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
306 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
306 S FANNIN ST  
ROCKWALL, TX 75087

SOTO AMADO C &  
DEBORAH J HUDSON  
306 STAR ST  
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN  
307 MUNSON STREET  
ROCKWALL, TX 75087

RESIDENT  
308 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
308 S FANNIN ST  
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX  
310 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
310 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
311 DENISON ST  
ROCKWALL, TX 75087

CAFFEY MICHAEL M  
311 S FANNIN ST  
ROCKWALL, TX 75087

MAYS KATHERINE KAYE  
313 S FANNIN ST  
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

RESIDENT  
317 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
319 S FANNIN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN:MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

KILPATRICK KENDRA  
402 E WASHINGTON ST  
ROCKWALL, TX 75087

ODOM JAY  
601 N FANNIN ST  
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY  
PO BOX 139100  
DALLAS, TX 75313

# 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. H2024-020: Certificate of Appropriateness for 311 S. Fannin Street**

*Hold a public hearing to discuss and consider a request by Michael Caffey for the approval of a Certificate of Appropriateness (COA) for a fence on a Low Contributing Property being a 0.321-acre parcel of land identified as Lots 9 & 10, Block C, Eppstein 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 311 S. 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, September 19, 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:

**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](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, September 19, 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. H2024-020: Certificate of Appropriateness for 311 S. 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.

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.

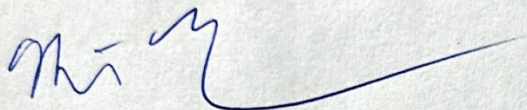
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

August 23, 2024

Dear Historical Board,

I am in need of replacing my fence. It is almost 20 years old and is in disrepair. Regarding materials, I will replace the fence per code: 8 feet, cedar, board on board with metal posts. There will be 2 gates in the front on either side of the house. See site plan for measurements. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Caffey", with a long horizontal flourish extending to the right.

Michael Caffey

Owner

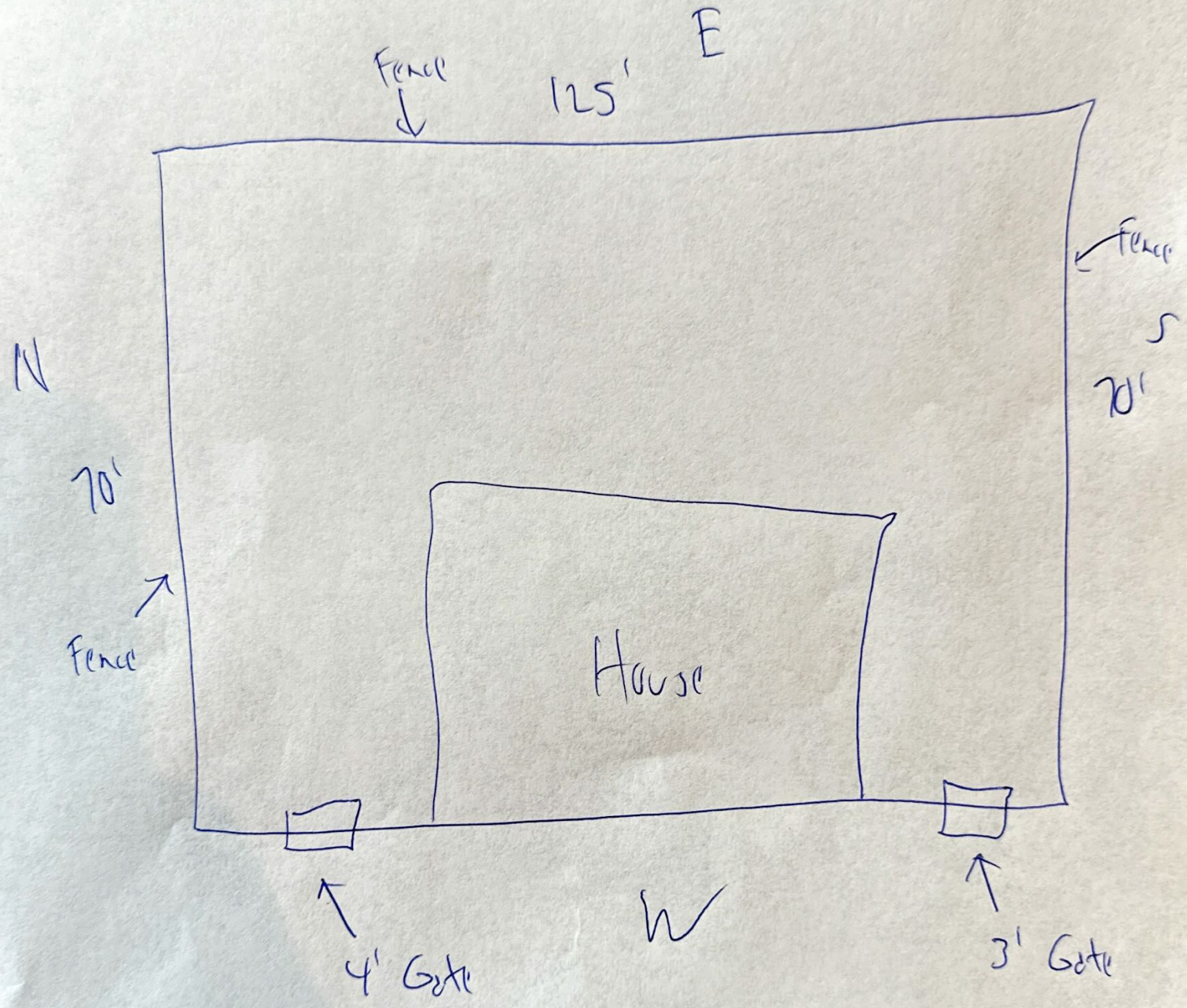
311 South Fannin

Rockwall TX, 75087

214-802-2361



311 S. Fennik















311

NOV 12 2004



311

632-LKA





DATE: November 1, 2024

TO: Michael Caffey  
311 S. Fannin Street  
Rockwall, Texas 75087

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

SUBJECT: H2024-020; COA for 311 S. Fannin Street

Michael Caffey:

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 09/19/2024. 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 September 19, 2024, the Historic Preservation Advisory Board approved a motion to approve the COA, by a vote of 5-0, with Board Member Miller and Freed 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