



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 505 WILLIAMS ST.

SUBDIVISION F&M ADDITION

LOT B BLOCK 12

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 KEVIN MCNEELY

APPLICANT(S) NAME _____

ADDRESS 505 WILLIAMS ST.

ADDRESS _____

ROCKWALL, TX

PHONE 972-800-0805

PHONE _____

E-MAIL KEVINMC43@gmail.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): \$ 22,000

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.

REPLACE EXISTING METAL SHINGLE ROOF WITH COMPOSITE ROOF.

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

SURVEY PLAT

BEING THE EAST 76 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81, PAGE 313, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 85, PAGE 288, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE FRAME TRACT IN A AND DESCRIBED IN DEED TO LOYD APPLIN AND WIFE SUSAN APPLIN, RECORDED IN VOLUME 84, PAGE 341, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 98, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 56 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH-EAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 98, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.80 FEET, THE SOUTH-EAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE JUDY A. HARRIS, RECORDED IN VOLUME 805, PAGE 160, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 143.87 FEET TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF SAID BLOCK 12, SAID POINT ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 85, PAGE 288, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID HARRIS TRACT, FROM WHICH A 10' IRON ROD FOUND FOR REFERENCE BEARS SOUTH 48°20'12" EAST, A DISTANCE OF 0.25 FEET.

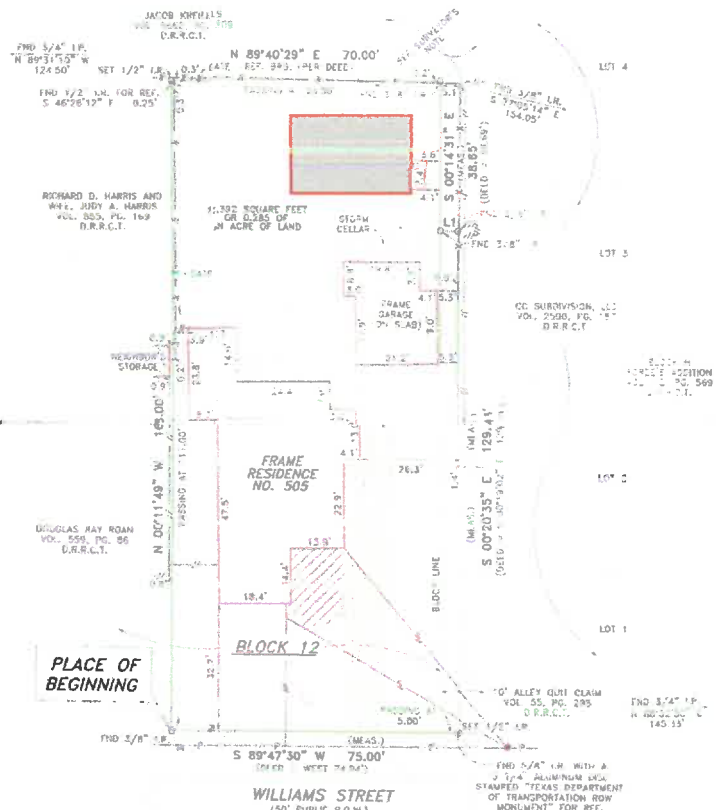
THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 38.65 FEET TO A 3/8" IRON ROD FOUND AT THE NORTH-EAST CORNER OF SAID HARRIS TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 70.00 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 12.

THENCE SOUTH 00°14'31" EAST, ALONG SAID BLOCK 12, A DISTANCE OF 38.65 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID QUILT CLAIM TRACT.

THENCE NORTH 91°22'39" WEST, ALONG SAID QUILT CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/8" IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, L.L.C. RECORDED IN VOLUME 208, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

THENCE SOUTH 00°10'30" EAST, A DISTANCE OF 128.63 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP WITH THE NUMBER 128.63 THEREON, FOUND IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 3/8" IRON ROD WITH A 1/2" ALUMINUM BEARING STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" FOUND FOR REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET.

THENCE SOUTH 89°47'30" WEST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.60 FEET, THE SOUTHWEST CORNER OF SAID QUILT CLAIM TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,300 SQUARE FEET OF LAND, BEING 37' 10" BY 47' 10" OF LAND.



SURVEYOR'S NOTE
 Surveyor unable to obtain ownership information on the remainder of the abandoned right-of-way of Mangrove Street and the 10 foot alley shown on plot of Faxon's Addition.

NOTES

- 1) All corners tabored as 5/8" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5.17" for 5.17'.
- 2) (P) indicates that building lines, easements, Right-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
- 3) All boundary dimensions shown hereon are per Deed recorded in Volume 559, Page 98, Deed Records, Rockwall County, Texas, unless otherwise noted.

FLOOD ZONE
 This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 460547 (DNU) Zone dated, 08-29-09, of the Flood Insurance Rate Map.

LINE	BEARING	DISTANCE
L1	N 89°25'00" W	4.64'

LEGEND

POWER POLE	WREIGHT IRON FENCE
IRON ROD	BUILDING LINE
CONCRETE	FOUNDATION
OVERHEAD SERVICE LINE	ASBESTOS
WOOD FENCE	WOOD DECK
CHARLINA FENCE	STAIRWAY
WIRE FENCE	TRAVEL
CONCRETE AREA	TELEPHONE BOX
LIGHT POLE	ELECTRIC BOX
PIPE HYDRANT	WATER VALVE

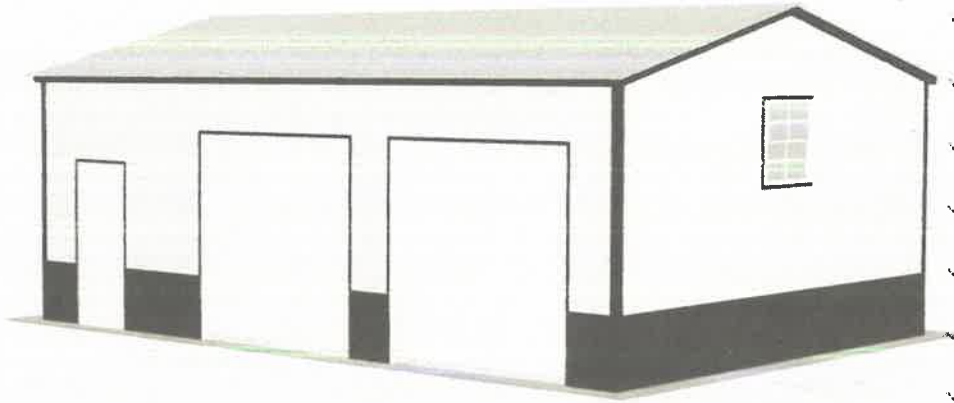
I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as delineated by survey on the ground under my supervision. All lines and dimensions, natural and artificial, are shown as they exist on the ground and are not to be construed as a warranty of any kind. This survey was performed in accordance with the provisions of the Texas Surveying Act and the rules and regulations of the State Board of Professional Land Surveyors. The Survey was performed in accordance with the provisions of the Texas Surveying Act and the rules and regulations of the State Board of Professional Land Surveyors. This survey was performed in accordance with the provisions of the Texas Surveying Act and the rules and regulations of the State Board of Professional Land Surveyors.

John S. Turner
 R.P.L.S. #2510

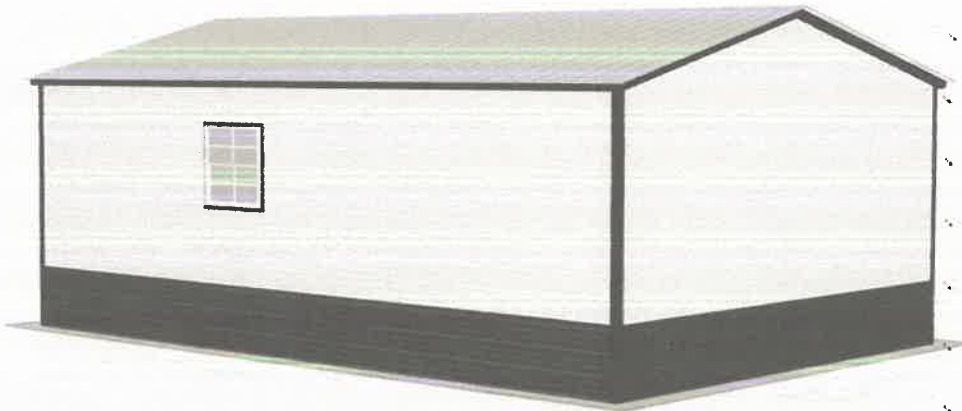
Analytical Surveys, Inc.
 "Registered Professional Land Surveyors"
 707 East Street
 Carrollton, Texas 75006
 (972) 272-6287
 www.analytical.com

John S. Turner, R.P.L.S. #2510

Job Number: 88880-00 Date: 05-04-09
 Client Number: 0122472311995177 Title: Company CHICAGO TITLE
 Client: CHICAGO TITLE
 A professional company operating in good faith.



View of front (south) and right (east) side of proposed metal structure.



View of rear (north) and left (west) side of proposed metal structure

ROOF REPLACEMENT PROPOSAL

JAN 22, 2025



ALLISON MCNEELY

505 Williams St
Rockwall, TX
75087



Tejas Roofworks is a Full Service Residential & Commercial Roofing Company

ROOFS BUILT
TEJAS TOUGH

howdy@tejasroofworks.com
469.838.3527

Quote subtotal	\$20,689.77
Total	\$20,689.77

This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
- Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process

Project Scope: Replacement of existing detached garage structure with 600 square foot metal garage building on slab. Due to the poor condition of the garage and roof, which has been deemed uninsurable, the current garage structure will be demolished along with a damaged storm shelter. A new metal detached garage structure will be installed in the rear of the property and placed on a concrete slab. The metal structure is wind and fire resistant and will have a longer life-span than a wood-framed structure.

The metal structure will have 10-foot-high walls, two roll-up garage doors, and a metal access door. The structure will be installed at least 10 feet from the rear property boundary and at least 6 feet from the side property boundary. Due to an existing City of Rockwall easement along the east property boundary, the location of the structure will be located approximately 12.5 feet from the existing fence. The total height of the structure will be less than 15 feet tall.

The structure will be located behind an existing privacy fence with only a small portion of the roof visible from the front of the property.

AUTHORIZATION & UPGRADES

CLASS 3 ROOFING SYSTEM

\$20,689.77

Name: Allison McNeely

Address: 505 Williams St, Rockwall, TX

The following upgrades have been made available for your consideration on this roof. Please select your shingle color below prior to signing acceptance of your estimate.

Optional Upgrades

Description	Line total
<input type="checkbox"/> CLASS 4 IR SHINGLES Install Class 4 impact resistant, architectural-style shingles	\$1,596.00
<input type="checkbox"/> HIGH PROFILE RIDGE - Add dimension and style to any asphalt roofing system, high profile ridge is thicker and provides a cleaner, more finished look than the competition. Constructed of two layers laminated together, high profile ridge is a stronger and more durable product that will always hold its shape.	\$1,668.30
<input type="checkbox"/> ATTIC BREEZE SOLAR VENT (35W) Equipped with a high-efficiency 35 watt monocrystalline solar panel and designed with proprietary UltraFlo® technology, the SFA model series offers both superior performance and durability, delivering up to 1775 CFM of airflow performance under full sun exposure. The SFA model series solar attic fans also come with an industry leading LIFETIME WARRANTY.	\$1,830.50
<input checked="" type="checkbox"/> 5" SEAMLESS GUTTERS & DOWNSPOUTS Install new 5" Seamless Gutters System. Helps protect your foundation and landscaping from roof run-off. Rust-free aluminum construction allows for easy maintenance	\$1,408.17
<input type="checkbox"/> 5" GUTTER GUARDS Homeowners choose gutter guard protection for one simple reason -- it works. The patented design keeps leaves and debris out of gutters while allowing water to drain freely	\$1,250.49

Quote	\$20,689.77
Optional Upgrades	\$1,408.17
Final Price	\$22,097.94

Customer Comments / Notes

We want gutters and downspouts to be white

Color Selections

Shingle Color

Frostone Grey

Drip Edge Color

Match Shingle Color

Accessory and Paint Colors

Match Shingle Color



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: February 20, 2025

APPLICANT: Kevin McNeely

CASE NUMBER: H2025-009; *Building Permit Fee Waiver for 505 Williams Street*

The applicant -- *Kevin McNeely* -- is requesting the approval of a *Building Permit Fee Waiver* in order to replace the existing detached garage with a 600 SF metal garage on a concrete slab. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [*i.e. Case No. H2025-006*], a Small Matching Grant [*i.e. Case No. H2025-007*], and another Building Permit Fee Waiver [*i.e. Case No. H2025-008*]. 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 \$29,000 for the replacement of the detached garage. Based on the property's designation as High 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
ACCESSORY BUILDING	\$ 348.75 \$0.80/SF UP TO 225 SF + \$0.45/SF OVER 225 SF (MINIMUM FEE: \$50.00)

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$348.75. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB), and -- *in this case* -- the proposed project (*i.e. a new detached garage*) is not for rehabilitation and restoration purposes for the *High Contributing Property*; however, the request would remove a dilapidated structure on the subject property, which does warrant consideration. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the February 20, 2025 meeting.



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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SUBDIVISION F&M ADDITION

LOT B BLOCK 12

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IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

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CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME KEVIN MCNEELY

APPLICANT(S) NAME _____

ADDRESS 505 WILLIAMS ST.

ADDRESS _____

ROCKWALL, TX

PHONE 972-800-0805

PHONE _____

E-MAIL KEVINMC43@gmail.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: _____

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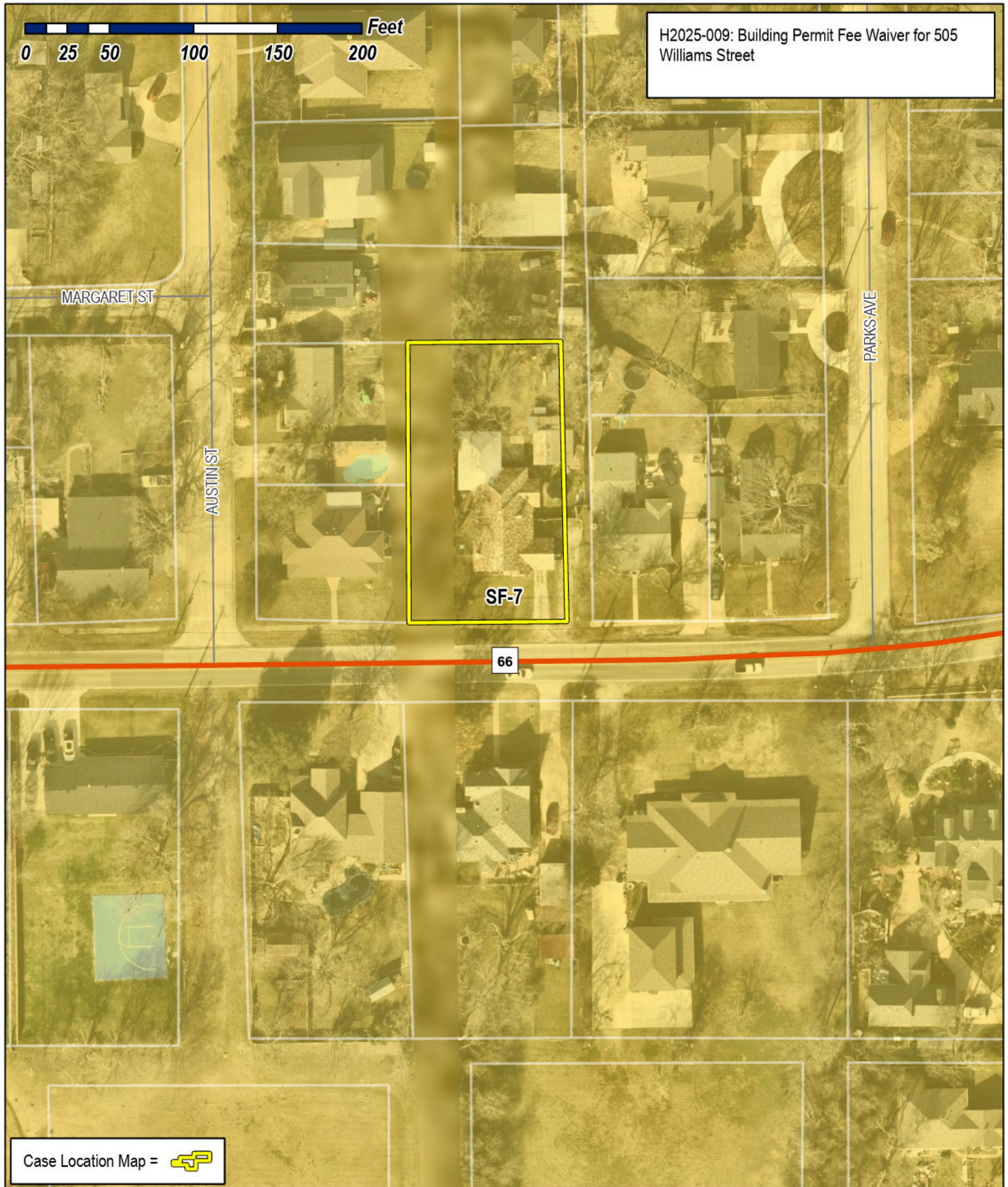
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OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2025-009: Building Permit Fee Waiver for 505 Williams Street

SF-7

66

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.

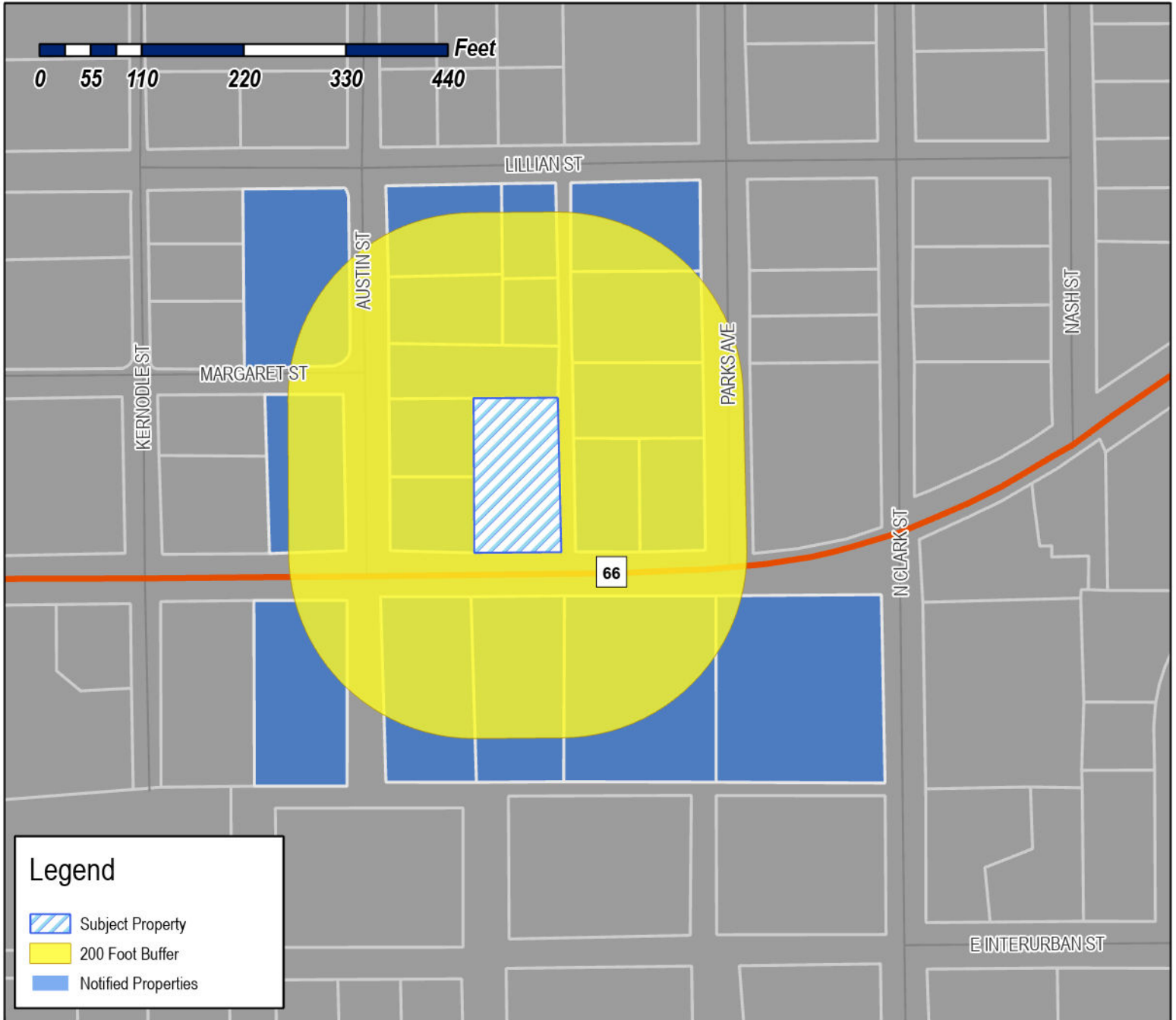




City of Rockwall

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Case Number: H2025-009
Case Name: Building Permit Fee Waiver for a High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 505 Williams Street

Date Saved: 1/31/2025

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



RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 PARKS AVE
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

WANAMAKER PARKS MDR LLC
708 AVALON DRIVE
HEATH, TX 75032

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

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. H2025-009: Building Permit Fee Waiver for a Detached Garage at 505 Williams Street

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Building Permit Fee Waiver for a Detached Garage on a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 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, February 20, 2025 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, February 20, 2025 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. H2025-009: Building Permit Fee Waiver for a Detached Garage at 505 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.

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



Re: Case H2025-008 ,H2025-006 and H2025 -009

From connie62ryan@yahoo.com <connie62ryan@yahoo.com>

Date Wed 2/12/2025 3:25 PM

To planning@rockwall.com <planning@rockwall.com>

We would like to also add that we approve of H2025-007 Any questions please call Connie at 972-971-9078 Sent from my iPad > On Feb 12, 2025, at 3:21 PM, connie62ryan@yahoo.com wrote: > > Angelica, > > Gary and Connie Ryan > 502 Williams St. > Rockwall, TX 78087 > > We are in favor of cases H2025-008, H2025-006 and H2025-009 building permits > for a roof replacement,COA and a small matching grant for the McNeely's at 505 Williams St. Rockwall, TX 75087. > If you have any questions please feel free to call Connie at 972-971-9078 > > Thank you, > Gary and Connie Ryan > > Sent from my iPad CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Quote subtotal	\$20,689.77
Total	\$20,689.77

This Proposal Includes:

- Pull Permit (if applicable per city)
- Set Up of Property Protection System
- Complete Removal and Disposal of All Old Roofing Material
- Thorough Inspection and Replacement of Any Affected Decking
- Install New Synthetic Underlayment To Decking With 1" Cap Nails
 - Install All New 1.5" x 1.5" Drip Edge
- Install Ice and Water Shield At All Roof-To-Wall Transitions and Valleys
 - Install Starter Shingles at the Eave and Rake Edges of the Roof
 - Install Chosen Shingles Using 6 Nails Per Shingle
- Install All New Ventilation Replacements, Color Matched To Shingle
- Install Bullet Boot Coverings to All Plumbing Vents, Color Matched To Shingle
 - Install Chosen Hip and Ridge Cap Shingles
 - Caulk and Seal All Penetrations
 - Paint Vent Stacks, color Matched to Shingle
 - Thorough Clean Up of Property, sweep yard with magnets
- File Directorii Warranty and Premium Savings Package for Client (if applicable)
 - 10 Year Transferrable Workmanship Warranty from Tejas Roofworks
- Crews will maintain safety requirement at all times during the construction process

SURVEY PLAT

BEING THE EAST 76 FEET OF BLOCK 12, OF FARMERS AND MERCHANTS NATIONAL BANK ADDITION, SECTION 10 TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81, PAGE 313, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT ALLEY DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 69, PAGE 298, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE FRAME TRACT IN A AND DESCRIBED IN DEED TO LOYD APPLIN AND WIFE SUSAN APPLIN, RECORDED IN VOLUME 384, PAGE 341, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 98, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH LINE OF WILLIAMS STREET, A 56 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTH-EAST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO DOUGLAS RAY ROAN RECORDED IN VOLUME 559, PAGE 98, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

THENCE NORTH 00°11'49" WEST, PASSING AT A DISTANCE OF 111.00 FEET, THE SOUTHWEST CORNER OF THAT PORTION OF SAID BLOCK 12, DESCRIBED IN DEED TO RICHARD D. HARRIS AND WIFE JUDY A. HARRIS, RECORDED IN VOLUME 805, PAGE 169, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 142.00 FEET TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE NORTHWEST CORNER OF SAID CC SUBDIVISION, L.L.C. BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB KREFFEL, RECORDED IN VOLUME 69, PAGE 298, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID HARRIS TRACT, FROM WHICH A 10' IRON ROD FOUND FOR REFERENCE BEARS SOUTH 88°12' EAST, A DISTANCE OF 0.25 FEET.

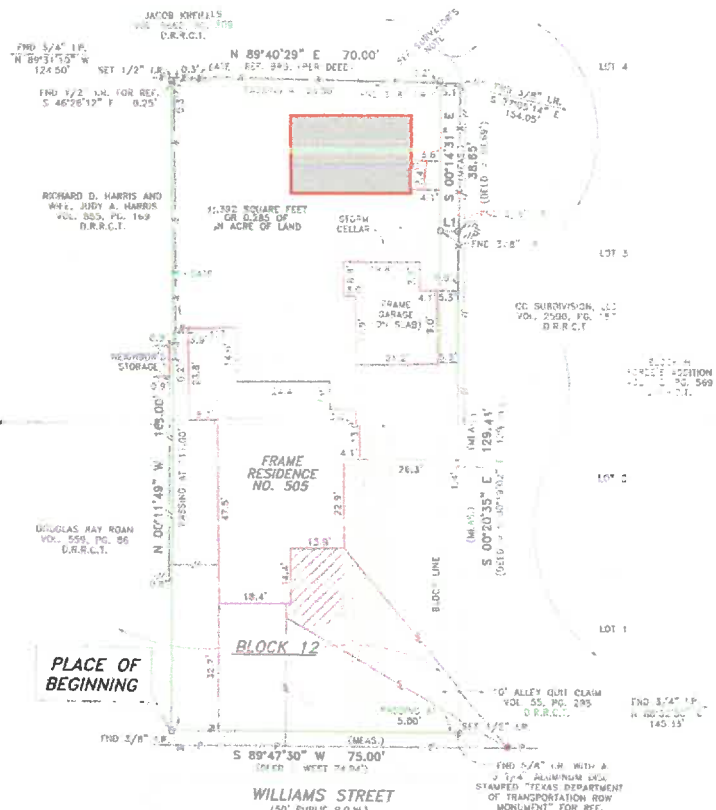
THENCE NORTH 89°40'29" EAST, PASSING AT A DISTANCE OF 56.50 FEET, THE SOUTHWEST CORNER OF SAID KREFFEL TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 70.00 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 12.

THENCE SOUTH 00°14'31" EAST, ALONG SAID BLOCK 12, A DISTANCE OF 58.65 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID QUIT CLAIM TRACT.

THENCE NORTH 91°22'39" WEST, ALONG SAID QUIT CLAIM TRACT, A DISTANCE OF 4.64 FEET TO A 3/8" IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CC SUBDIVISION, L.L.C. RECORDED IN VOLUME 2008, PAGE 107, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

THENCE SOUTH 00°10'09" EAST, A DISTANCE OF 128.63 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP WITH THE NUMBER 128.63 THEREON, FOUND IN THE NORTH LINE OF SAID WILLIAMS STREET, AT THE SOUTHWEST CORNER OF SAID CC SUBDIVISION TRACT, FROM WHICH A 3/8" IRON ROD WITH A 1/2" ALUMINUM DISC STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" FOUND FOR REFERENCE BEARS SOUTH 88°47'30" WEST, A DISTANCE OF 0.34 FEET.

THENCE SOUTH 89°47'30" WEST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 5.00 FEET, THE SOUTHWEST CORNER OF SAID QUIT CLAIM TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 12, AND CONTINUING FOR A TOTAL DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,300 SQUARE FEET (0.2833 ACRES) OF LAND.



SURVEYOR'S NOTE
 Surveyor unable to obtain ownership information on the remainder of the abandoned right-of-way of Mangrove Street and the 10 foot alley shown on plot of Faxon's Addition.

NOTES
 1) All corners tabered as 5/8\" 1/2\" IR. are 1/2\" iron rods with a yellow plastic cap stamped "PLUS 5.17\" for 5.00\"
 2) (P) indicates that building lines, easements, Right-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
 3) All boundary dimensions shown hereon are per Deed recorded in Volume 559, Page 98, Deed Records, Rockwall County, Texas, unless otherwise noted.

FLOOD ZONE
 This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 460547 (DNU) Zone dated, 08-29-09, of the Flood Insurance Rate Map.

LINE CHART

LINE	BEARING	DISTANCE
L1	N 89°25'00\" W	4.64'

LEGEND

POWER POLE	WRAUGHT IRON FENCE
IRON ROD	BUILDING LINE
IRON ROD WITH PLASTIC CAP	FOUNDATION LINE
IRON ROD WITH DISC	ASBESTOS
OVERHEAD SERVICE LINE	WOOD DECK
WOOD FENCE	STAIRWELL
CHARLINA FENCE	TELEPHONE BOX
WIRE FENCE	ELECTRICAL BOX
CONCRETE AREA	WATER VALVE
LIGHT POLE	
FIRE HYDRANT	
IRON ROD WITH DISC	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as delineated by survey on the ground and by appropriate, reliable and accurate measurements and observations, and that the same are true and correct in all particulars. The survey was performed in accordance with the provisions of the Texas Surveying Act and is subject to a 10-year warranty. This survey was performed in accordance with the provisions of the Texas Surveying Act and is subject to a 10-year warranty.

John S. Turner
 John S. Turner
 R.P.L.S. #2510

Analytical Surveys, Inc.
 "Registered Professional Land Surveyors"

707 East Street
 Carrollton, Texas 75006
 (972) 272-6287
 www.analyticalsurveys.com

John S. Turner, R.P.L.S. #2510

Job Number: 88880-00 Date: 05-04-09
 Client Number: 01224742310000000000 Title: CHICAGO TITLE
 Client Name: CHICAGO TITLE
 A professional company operating in good faith.

AUTHORIZATION & UPGRADES

CLASS 3 ROOFING SYSTEM

\$20,689.77

Name: Allison McNeely

Address: 505 Williams St, Rockwall, TX

The following upgrades have been made available for your consideration on this roof. Please select your shingle color below prior to signing acceptance of your estimate.

Optional Upgrades

Description	Line total
<input type="checkbox"/> CLASS 4 IR SHINGLES Install Class 4 impact resistant, architectural-style shingles	\$1,596.00
<input type="checkbox"/> HIGH PROFILE RIDGE - Add dimension and style to any asphalt roofing system, high profile ridge is thicker and provides a cleaner, more finished look than the competition. Constructed of two layers laminated together, high profile ridge is a stronger and more durable product that will always hold its shape.	\$1,668.30
<input type="checkbox"/> ATTIC BREEZE SOLAR VENT (35W) Equipped with a high-efficiency 35 watt monocrystalline solar panel and designed with proprietary UltraFlo® technology, the SFA model series offers both superior performance and durability, delivering up to 1775 CFM of airflow performance under full sun exposure. The SFA model series solar attic fans also come with an industry leading LIFETIME WARRANTY.	\$1,830.50
<input checked="" type="checkbox"/> 5" SEAMLESS GUTTERS & DOWNSPOUTS Install new 5" Seamless Gutters System. Helps protect your foundation and landscaping from roof run-off. Rust-free aluminum construction allows for easy maintenance	\$1,408.17
<input type="checkbox"/> 5" GUTTER GUARDS Homeowners choose gutter guard protection for one simple reason -- it works. The patented design keeps leaves and debris out of gutters while allowing water to drain freely	\$1,250.49

Quote	\$20,689.77
Optional Upgrades	\$1,408.17
Final Price	\$22,097.94

Customer Comments / Notes

We want gutters and downspouts to be white

Color Selections

Shingle Color

Frostone Grey

Drip Edge Color

Match Shingle Color

Accessory and Paint Colors

Match Shingle Color



TEXAS
JW308

TEXAS
SCY-0692

HHM ID 21686

505 WILLIAMS ST



Oct 2016

Image ID 21700



Coordinates: 32.9337536, -96.4558411

IDENTIFICATION

Parcel ID **16552**

Street name **WILLIAMS**

Street number **505**

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Bungalow**

Exterior wall materials **Horizontal wood board**

Stylistic influences **Craftsman**

Stories **1**

ROOF

Roof shape **Cross-gabled**

Chimney locations **Central, External, Internal, Side**

Roof materials **Pressed tin**

Chimney materials **Brick**

Number of chimneys **2**

DOORS AND WINDOWS

Door types **2 Single door primary entrances**

Window materials **Wood**

Window types **Double-hung**

PORCH

Porch type **Partial width**

Porch support type **Brick piers, Tapered box columns**

Porch roof type **Inset**

HISTORY

Year built **Ca. 1925**

Historic name

Source for year built **Sanborn map**

INTEGRITY

Alterations **Doors replaced**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **High Contributing**

HHM ID 21686

505 WILLIAMS ST

IMAGES



Oct 2016

Image ID 21700



Oct 2016

Image ID 21701



505

505

005-1058



NOV 10 2004



February 25, 2025

TO: Kevin McNeely
505 Williams Street
Rockwall, Texas 75087

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

SUBJECT: H2025-009; *Building Permit Fee Waiver for 505 Williams Street*

Mr. McNeely:

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 February 20, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Historic Preservation Advisory Board

On February 20, 2025, the Historic Preservation Advisory Board approved a motion to deny the Building Permit Fee Waiver of \$348.75 by a vote of 6-0.

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.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6438.

Sincerely,

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