



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 609 E Rusk Street

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 Darlene Singleton

APPLICANT(S) NAME Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

PHONE _____

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: _____

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

\$ 5,000,000

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.

The Rockwall Community Playhouse is a nonprofit corporation run by community volunteers out of the old church building located at East Rusk and North Clark Streets. Now in their 30th season, the group has outgrown their current building and are applying to construct a new building to better suit the needs of the community. In doing so, they will provide more parking on site to help alleviate current parking issues. The new building will allow for them to better provide theater productions, youth programs, special needs programs, and summer programs.

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 _____



Playhouse
View from East Rusk Street toward North East



Playhouse
View from East Rusk Street toward North West



Playhouse
View from North Clark Street toward North West



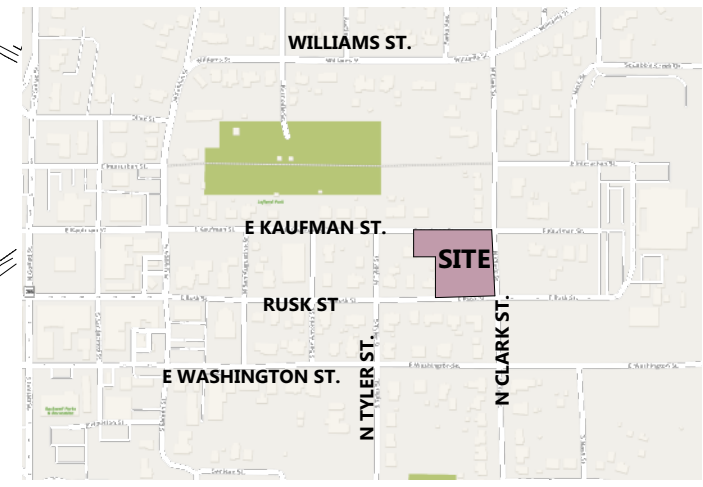
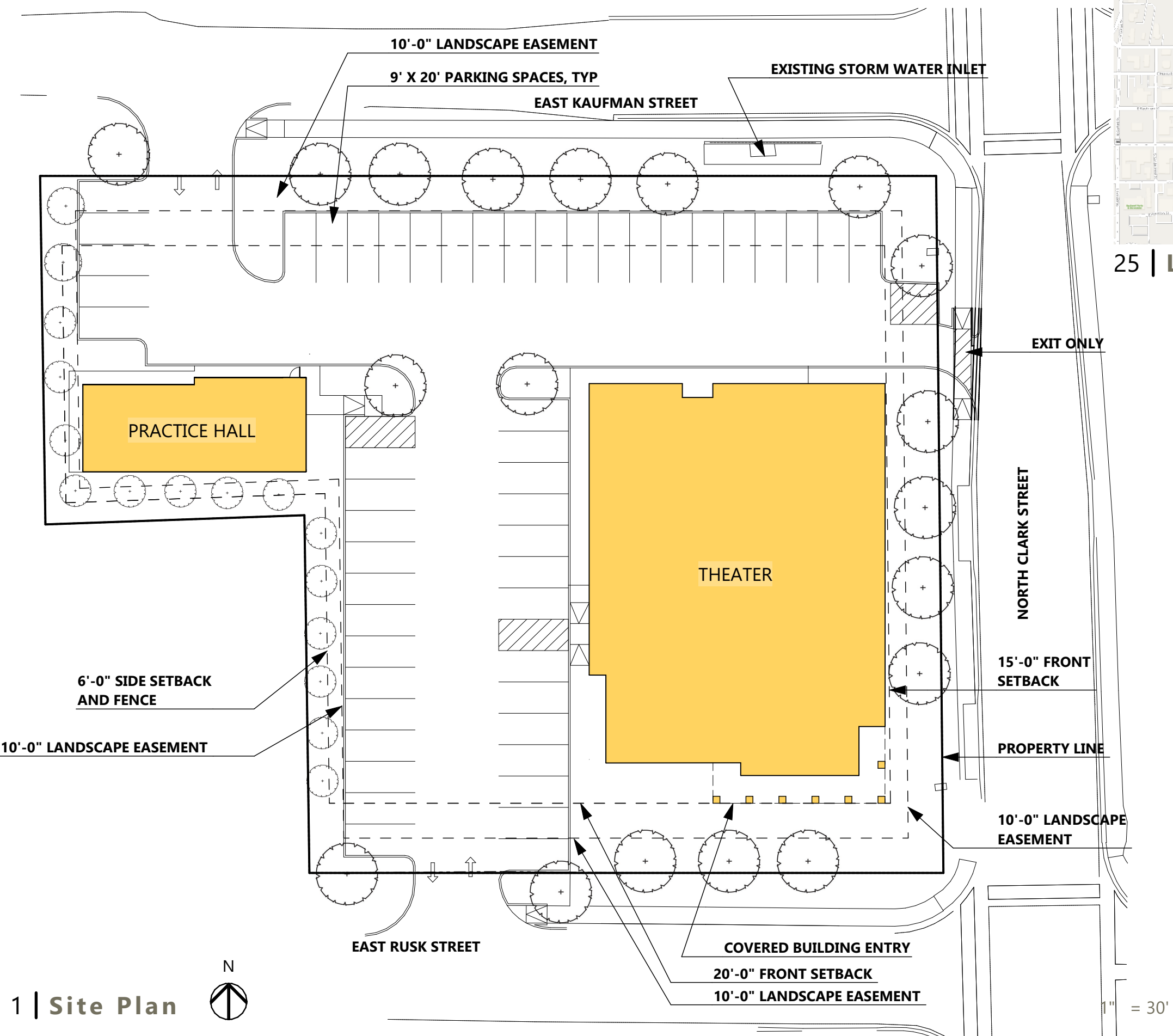
Playhouse
View from East Kaufman Street toward South East



Practice Hall
View from East Kaufman Street toward South East



Pratcice Hall
View from East Kaufman Street toward main entrance



25 | Location Map

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
-----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

1 | Site Plan



Rockwall Community Playhouse
Rockwall, Texas

SITE PLAN

Copyright © JHP 2025. Not for
Regulatory Approval, Permit or
Construction: Carl M. Malcolm, Registered
Architect of State of Texas, Registration
No. 23379.

#2019009 thaole





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: November 20, 2025

APPLICANT: Jonathan Brown, AIA; JHP Architecture and Urban Design

CASE NUMBER: H2025-019; Certificate of Appropriateness (COA) for Rockwall Community Playhouse

SUMMARY

Hold a public hearing to discuss and consider a request by Jonathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a *Certificate of Appropriateness (COA)* for [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties* being a 0.805-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary.

BACKGROUND

The 1,728 SF single-family home -- situated on 610 E. Kaufman Street -- was constructed circa 1950 utilizing the U-Plan floor plan within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, the home is classified as a *Medium Contributing Property*. The 3,708 SF *Theater* -- situated on 609 E. Rusk Street -- was constructed circa 1955 as a *Church/House of Worship* within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, the building is classified as a *Medium Contributing Property*. 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. The 2017 *Historic Resource Survey* states that the home at 610 E. Kaufman Street has had the doors replaced and the *Theater* at 609 E. Rusk Street has had the doors, windows, and some exterior wall materials replaced. 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 22, 1982 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. On April 20, 2017, the Historic



FIGURE 1: JUNE 13, 2025

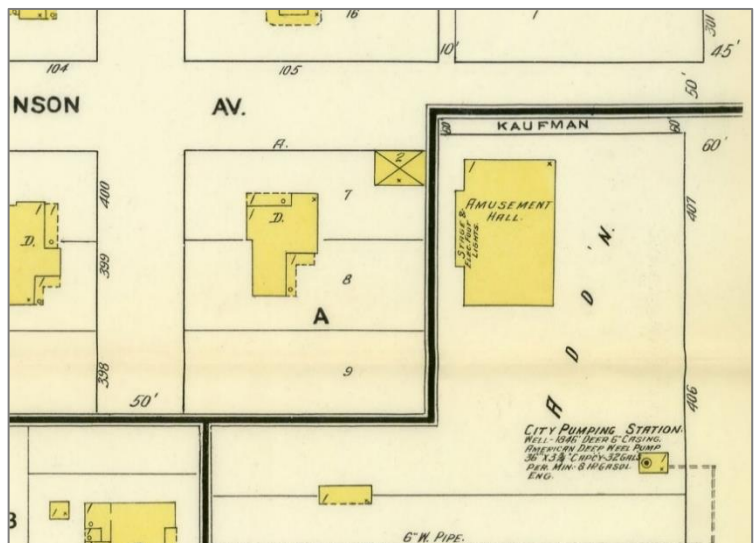


FIGURE 1: APRIL 11, 1911 SANBORN MAP

Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) [Case No. H2017-004] to allow the demolition of the *Old Rockwall Water Pump House* for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property.

On May 30, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*. Ultimately, on July 17, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to allow the applicant to withdraw the request.

PURPOSE

The applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- is requesting approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*.

ADJACENT LAND USES AND ACCESS

The subject property is located at 609 E. Rusk Street and 606, 610, & 612 Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) parcel (*i.e. part of Block 22, F&M Addition*) is vacant and the other two (2) parcels (*i.e. 201 & 203 N. Clark Street*) are developed with single-family homes that are designated as *Low Contributing Properties*. Following this is a 0.3230-acre parcel of land (*i.e. 205 N. Clark Street*) developed with a single-family home that is designated as a *Medium Contributing*. North of this is a 30-foot right-of-way developed with a sidewalk that serves *Loffland Park*, which is a 1.377-acre public park owned by the City of Rockwall. All of these properties are zoned Single Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is E. Rusk Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. 606, 608, & 610 E. Rusk Street; 102 & 106 S. Clark Street; 609 E. Washington Street*) developed with one (1) *Duplex* and four (4) single-family homes. All of these properties are classified a *Medium Contributing Properties* within the Old Town Rockwall (OTR) Historic District and are zoned Single Family 7 (SF-7) District. Following this is E. Washington Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

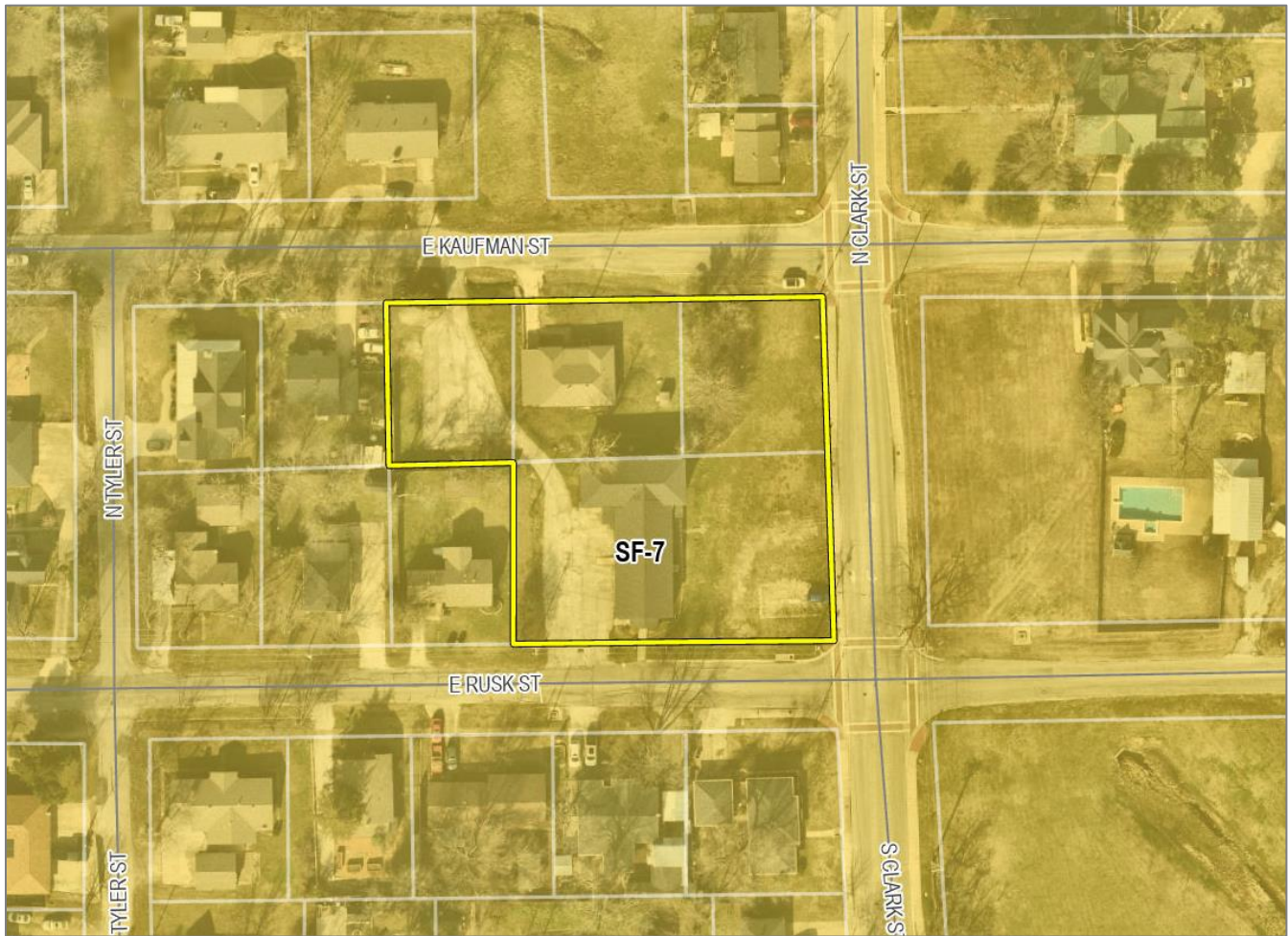
East: Directly east of the subject property is N. Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.503-acre parcel of land (*i.e. 104 S. Clark Street*) developed with a single-family home that is designated as a *High Contributing Property* and is located within the Old Town Rockwall (OTR) Historic District. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. East of this is an 18.407-acre parcel of land (*i.e. Rockwall School No. 1 Addition*) developed with the Howard Dobbs Elementary School. Both of these properties are zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 603 & 605 E. Rusk Street*) developed with *Low Contributing* single-family homes. Beyond this are three (3) parcels of land (*i.e. 604 E. Kaufman Street; 601 E. Rusk Street; 102 N. Tyler Street*) developed with single-family homes that are designated as *Medium Contributing Properties*. Following this is N. Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

On October 29, 2025, the applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) *Medium Contributing Structures*, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*. Included with the applicant's request are a list of development standards, a concept plan, and conceptual building elevations. Based on the proposed concept plan the ~9,700 SF performance center will be located along N. Clark Street with the majority of the parking located behind the building. In addition, the ~2,000 SF practice hall is located at the rear of the subject property and faces on E. Kaufman Street. The provided building elevations indicate that the proposed buildings will clad in 100% lap siding.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." In addition, Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning

recommendation. In this case the applicant is proposing to [1] demolish the existing buildings, [2] construct a new performance center and practice hall, and [3] change the zoning from Single-Family 7 (SF-7) District to a Planned Development. Based on this scope of work, the applicant is required to request a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

In reviewing the applicant's request against the Unified Development Code (UDC) the following guidelines apply:

Zoning Change: According to Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning recommendation. In this case, the existing *Theater* has held a Certificate of Occupancy (CO) since 1998 [*Permit No. CO1998-1039*] and is legally non-conforming. This means the subject property is permitted to remain in the current condition; however, if any changes are proposed the subject property must be brought into conformance. According to the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Theater* is not permitted within a Single Family 7 (SF-7) District. Given this, the applicant is requesting a zoning change from Single Family 7 (SF-7) District to Planned Development District for Single-Family 7 (SF-7) District land uses where the *Theater* land use is also a permitted *by-right* land use. In addition, the applicant has provided a list of development standards they are requesting to deviate from in order to address site constraints and the residential adjacencies. A summary of the density and dimensional requirements for the subject property and the proposed standards conformance to the current zoning are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Proposed Conformance to the Standards</i>
<i>Minimum Lot Area</i>	7,000 SF	X=35,066 SF; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X>60-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=100-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	20-Feet	X=20-feet E. Kaufman Street; <i>In Conformance</i> X=15-feet N. Clark Street; <i>Non-Conforming</i> X=20-feet E. Rusk Street; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Side Yard Adjacent to Residential</i>	20-Feet	X=10-feet; <i>Non-Conforming</i>
<i>Maximum Building Height</i>	32-Feet	X=45-feet; <i>Non-Conforming</i>
<i>Max Building/Lot Coverage</i>	45%	X=33.37%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1/3 Seats = 54 spaces	X=51; <i>Non-Conforming</i>

The items listed above as non-conforming indicate where the applicant is requesting deviations from the base zoning -- *Single Family 7 (SF-7) District* -- as outlined within Unified Development Code (UDC). In order to facilitate the applicant's request, these non-conforming items are written as development standards within the *Draft Ordinance*. In addition to the density and development requirements listed above, the applicant is requesting the following variations from the Unified Development Code (UDC): [1] to allow a ten (10) foot residential adjacency buffer with a wood fence and canopy trees in lieu of a 20-foot adjacency buffer with three (3) tiered landscaping and a wrought iron fence, [2] reduced landscape buffer requirements along E. Kaufman Street, N. Clark Street, and E. Rusk Street, and [3] allow parking within a landscape buffer. All this being said, the zoning change request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

Demolition: According to Subsection 06.03(J), *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) Certificate of Appropriateness (COA) is required prior to receiving a permit for demolition of a property within a historic district, including secondary buildings." In addition, Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "...a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below. Demolition of a structure would be allowed if:

- (1) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- (2) A structure does not contribute to the historical or architectural character and importance of the Historic District (e.g. a *Non-Contributing structure*), and its removal will result in a positive, appropriate visual effect on the Historic District; or

- (3) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (see Section 11, *Demolition by Neglect*)."

In this case, the applicant's request does not appear to meet item #3 listed above as there is not an imminent threat to the health, safety and welfare. Given this, the Historic Preservation Advisory Board (HPAB) is tasked with determining whether the structures have [1] lost their architectural and historical integrity and importance, and their removal will not result in a negative, less appropriate visual effect on the Historic District, or [2] whether the structures contribute to the historical or architectural character and importance of the Historic District. According to the 2017 *Historic Resource Survey*, the single-family home -- situated on 610 E. Kaufman Street -- was constructed circa 1950, has had the doors replaced, and is classified as a *Medium Contributing Property*. The Theater -- situated on 609 E. Rusk Street -- was constructed circa 1955 as a *Church/House of Worship*, has had the doors, windows, and some exterior wall materials replaced, and is classified as a *Medium Contributing Property*. 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. In this case, the proposed existing assets have changed from their historical origins, and the applicant's request maybe appropriate considering their intended improvements to the property; however, the demolition request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

New Construction: According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." In addition, 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).

In reviewing the applicant's concept plan and conceptual building elevations against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) Building Standards.

- (a) Height. According to Section 07(A), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ll new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face." In this case, the proposed performance center will be 40-feet in total height, and the proposed practice building is approximately 21.17-feet in total height or approximately 18.50-feet at the midpoint of the pitched roof. In review of the surrounding properties, they are all one (1) story single-family homes with the exception of the two (2) story single-family home east -- across N. Clark Street -- of the subject property. The applicant has indicated that the increased height for the performance building is due to the nature of the use.
- (b) Building Setback and Orientation. According to Section 07(B), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ll ... new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing." In addition, "(a) new commercial structure should not be oriented toward a residential block face." In this case, the proposed performance center is being brought closer to N. Clark Street, but faces internal to the site, and the practice building is pushed back from E. Kaufman Street, but faces the roadway.
- (c) Building Facades and Materials. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), all proposed building materials shall be made of "the original exterior facade materials..."; however, "...complementary exterior materials may be used." The existing single-family home utilizes

stone, and the existing *Theater* utilizes lap-siding, board and batten siding, and brick. In this case, the applicant is proposing two (2) new buildings that will utilize 100% lap siding and standing seam metal roofing.

- (d) Roofs. According to Section 07(D), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(r)oof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.” In addition, “(r)oof materials/colors should be visually compatible and compliment the style and period of the structure.” In this case, the existing single-family home and *Theater* have both hip and gabled roofs with architectural shingles. The applicant is proposing to utilize both gable and hip roof design with standing seam metal roofing.
- (e) Fences. According to Section 07(H), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(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.” In this case, the applicant is proposing to utilize a six (6) foot cedar fence in lieu of a six (6) foot wrought iron fence -- *as required by the residential adjacency standards* -- between the subject property and the residential properties. The applicant has indicated that they believe it will better screen the new buildings and be more in kind with adjacent residential fences.
- (f) Parking. According to Section 07(K), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(o)ff-street parking should be provided behind the front facade of the main structure on the property.” In this case the subject property is bounded on three (3) sides by a roadway. The proposed concept plan indicates the majority of the parking will be located behind the performance center, with one (1) additional row of parking being located between the performance center and E. Kaufman Street.

All this being said, the Certificate of Appropriateness (COA) for the proposed scope of work (*i.e. zoning change, demolition, and new construction*) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On November 4, 2025, staff mailed 37 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, 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) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) The proposed *Theater* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'B'* and *Exhibit 'C'* of the Planned Development District Ordinance; and,
- (3) The proposed *Theater* shall be required to conform to the *PD Development Standards* contained within *Exhibit 'D'* of the Planned Development District Ordinance; and,
- (4) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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- ☐ COMMERCIAL

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 609 E Rusk Street

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 Darlene Singleton

APPLICANT(S) NAME Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

PHONE _____

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: _____

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

\$ 5,000,000

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.

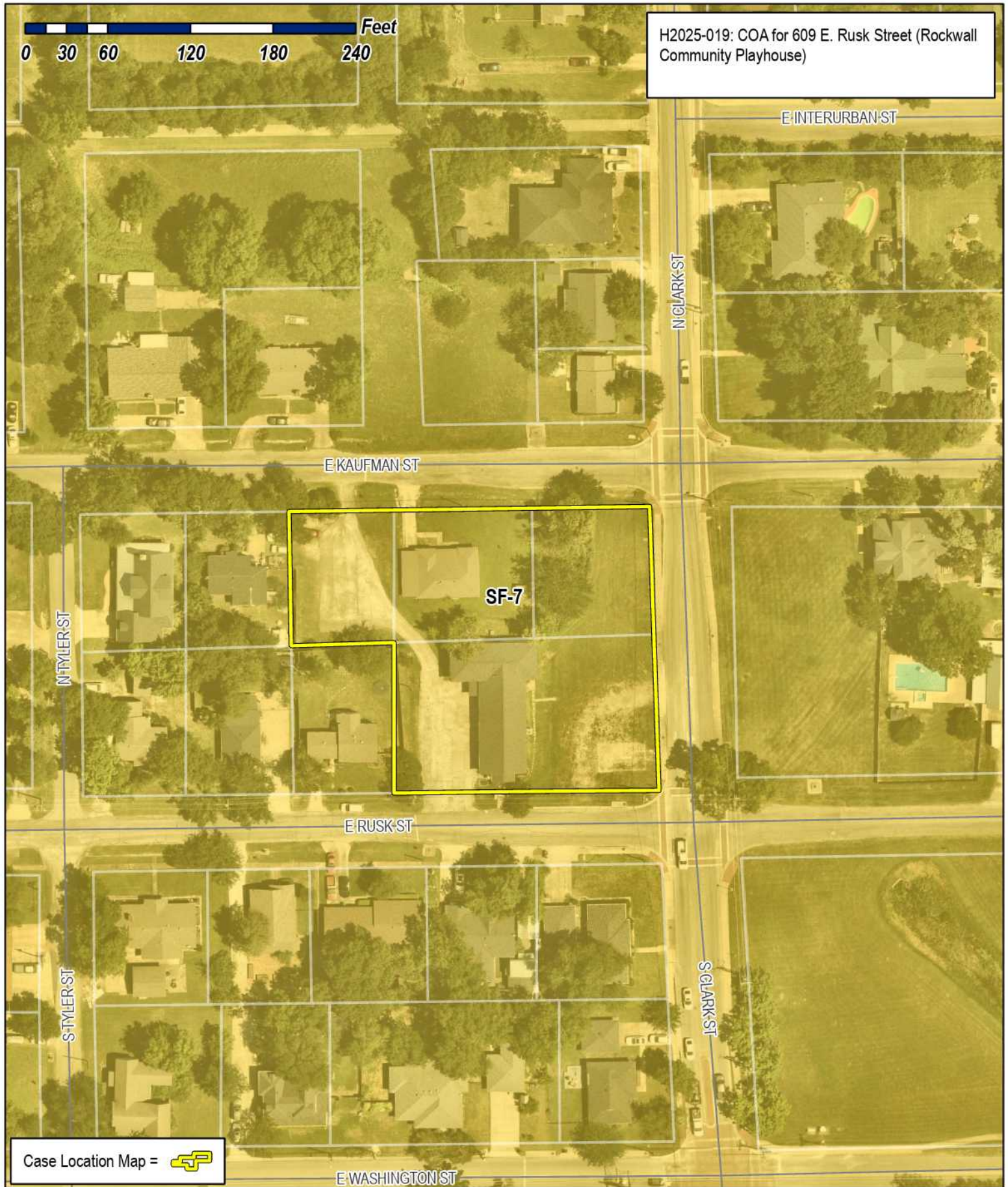
The Rockwall Community Playhouse is a nonprofit corporation run by community volunteers out of the old church building located at East Rusk and North Clark Streets. Now in their 30th season, the group has outgrown their current building and are applying to construct a new building to better suit the needs of the community. In doing so, they will provide more parking on site to help alleviate current parking issues. The new building will allow for them to better provide theater productions, youth programs, special needs programs, and summer programs.


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



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.

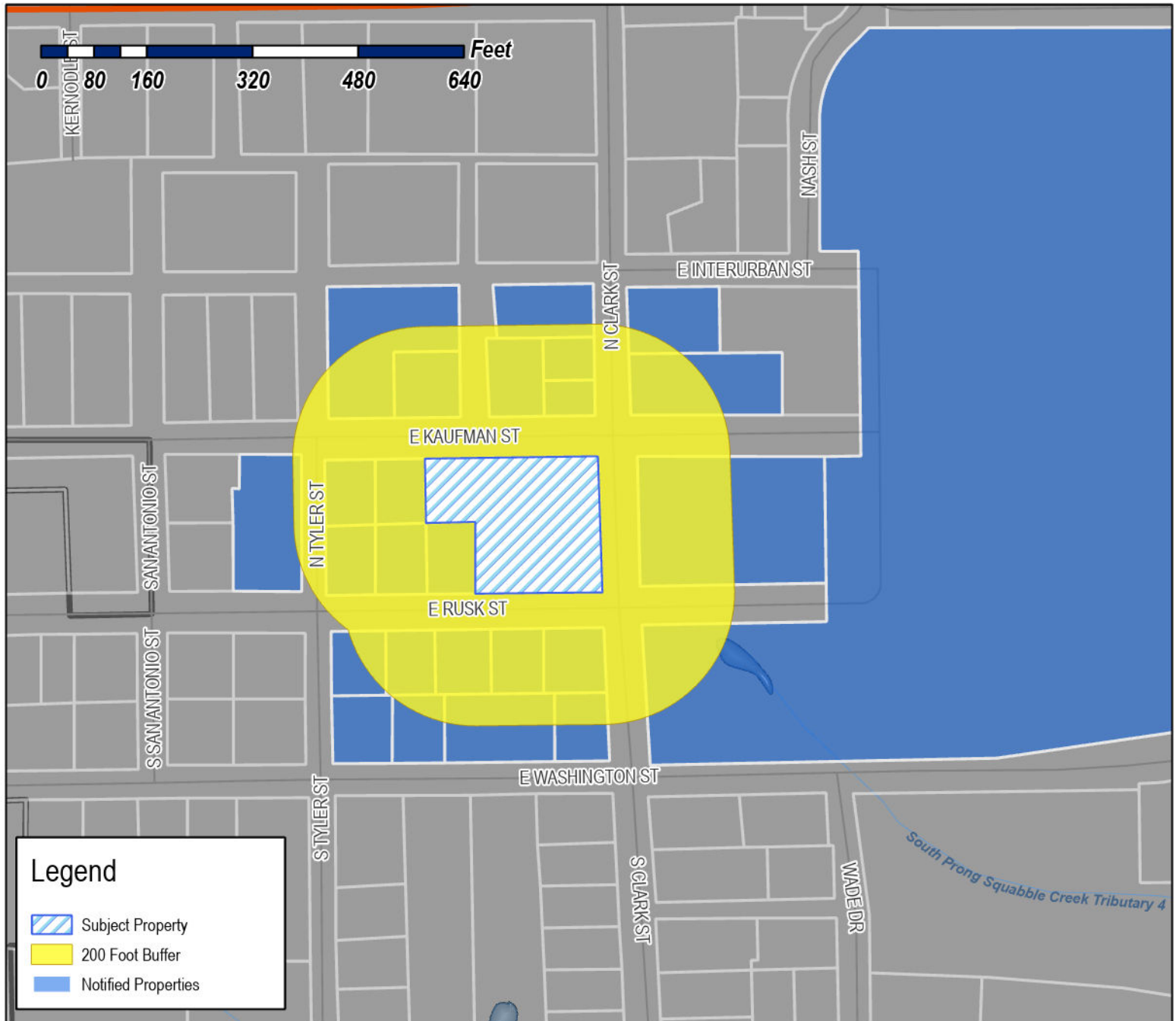




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: H2025-019

Case Name: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

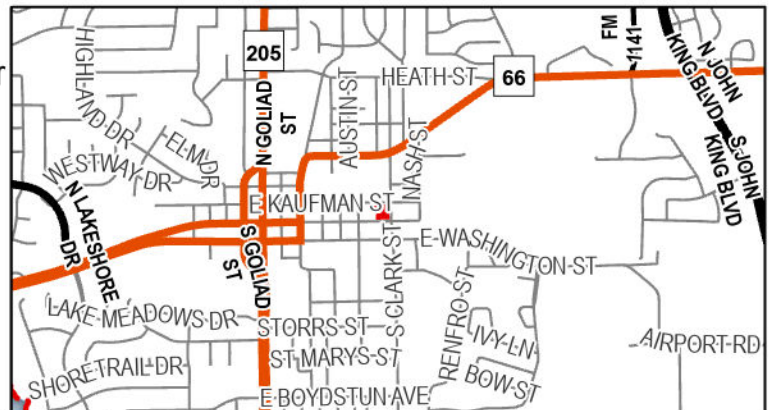
Case Type: Historic

Zoning: Single-Family 7 (SF-7) District

Case Address: 609 E. Rusk Street & 606, 610 & 612 Kaufman Street

Date Saved: 11/4/2025

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



QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
106 S CLARK ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

RAGSDALE DONALD K & FRANCES
202 N CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N Clark St
Rockwall, TX 75087

CAWTHON PAULETTE DENISE
205 N CLARK ST
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A
206 N CLARK ST
ROCKWALL, TX 75087

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

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
610 E KAUFMAN
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 100
Rockwall, TX 75087

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. H2025-019: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

Hold a public hearing to discuss and consider a request by Jonathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) Medium Contributing Structures, [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties being a 0.805-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston 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 609 E. Rusk Street and 606, 610, & 612 Kaufman 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, November 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:

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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, November 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. H2025-019: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

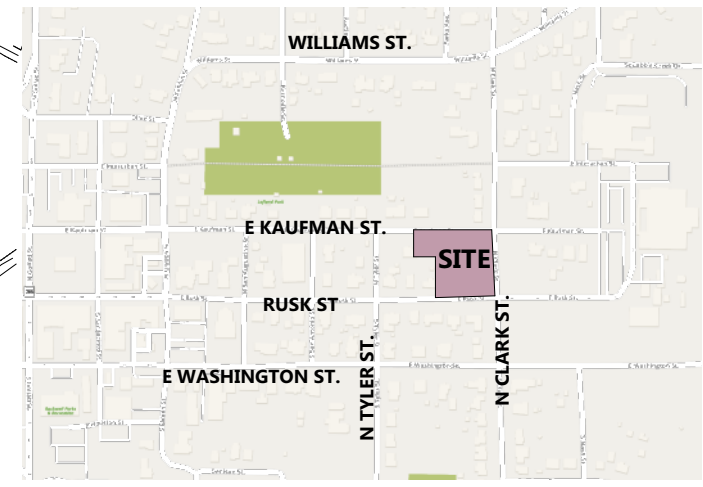
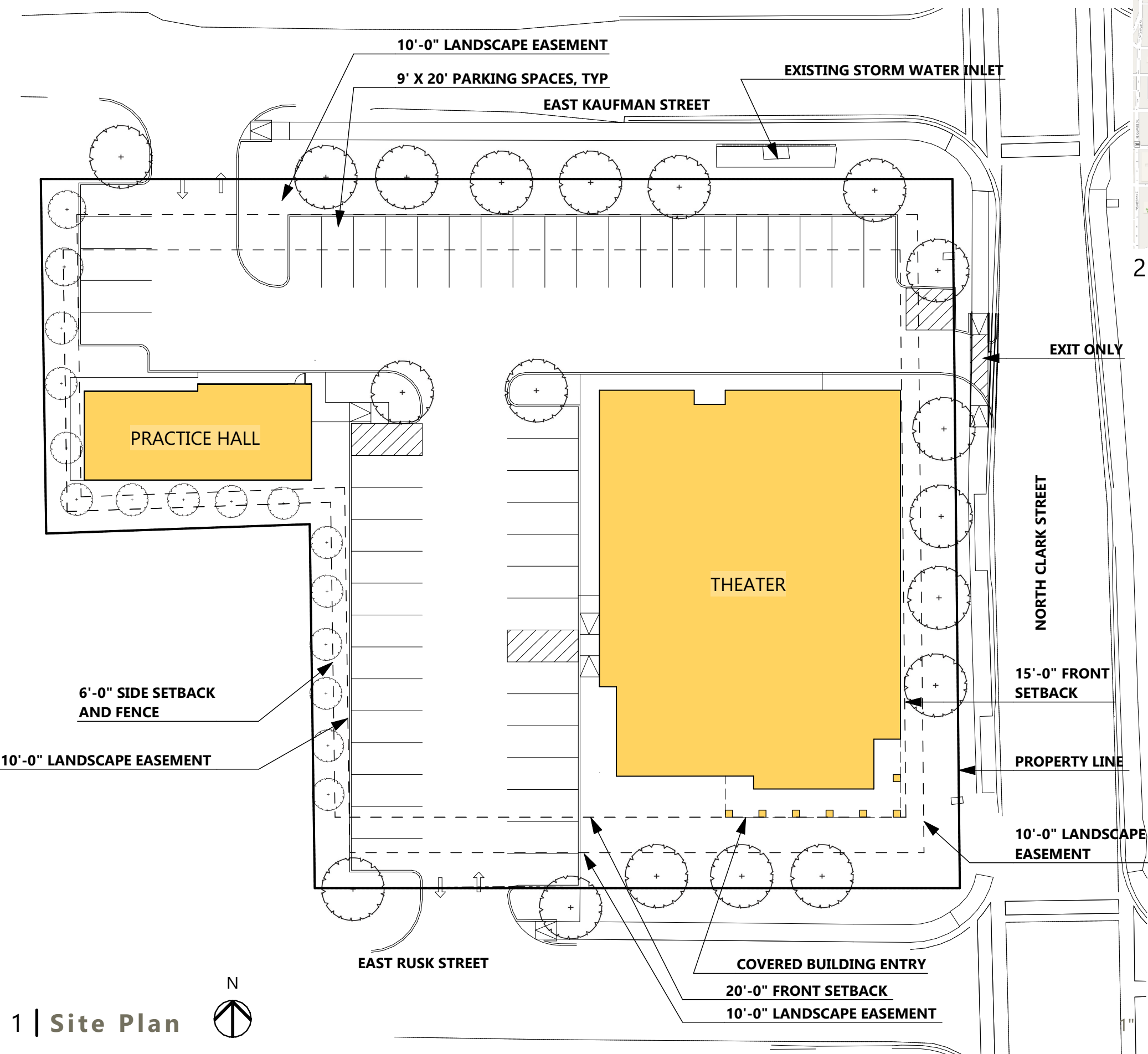
Please place a check mark on the appropriate line below:

- ☐ 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:

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



25 | Location Map

1 | Site Plan



SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
-----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES



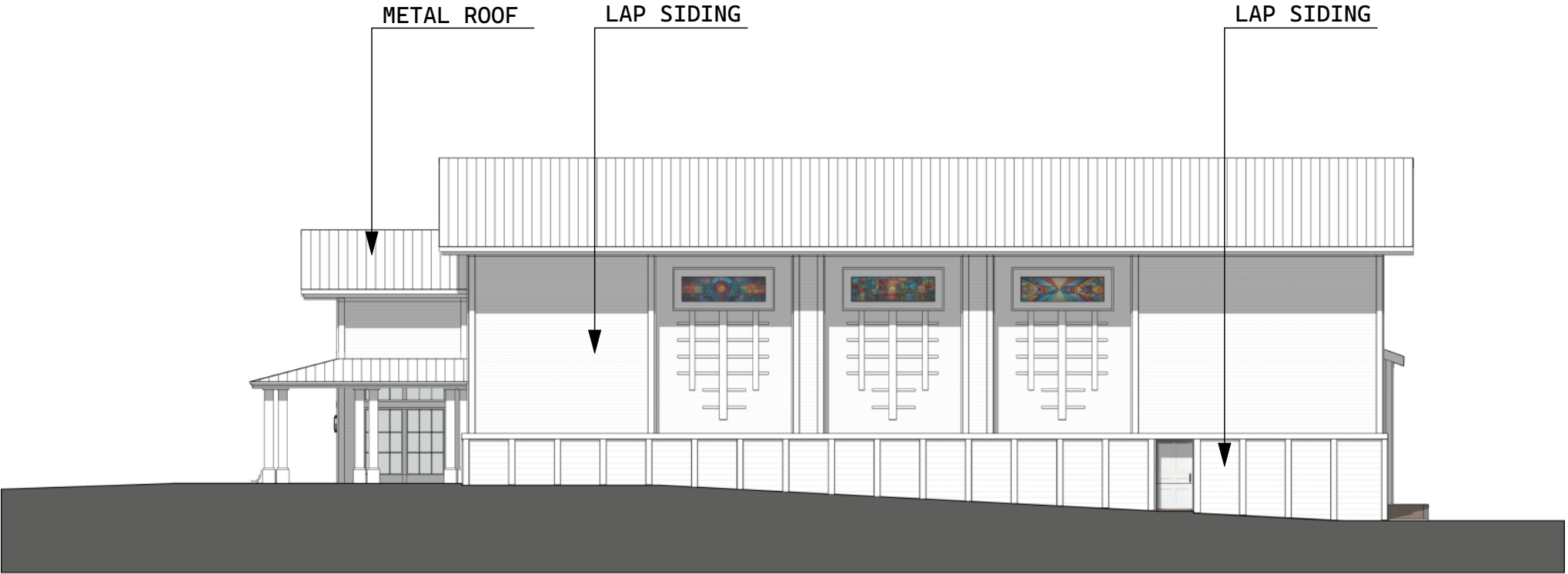
Rockwall Community Playhouse
Rockwall, Texas

SITE PLAN

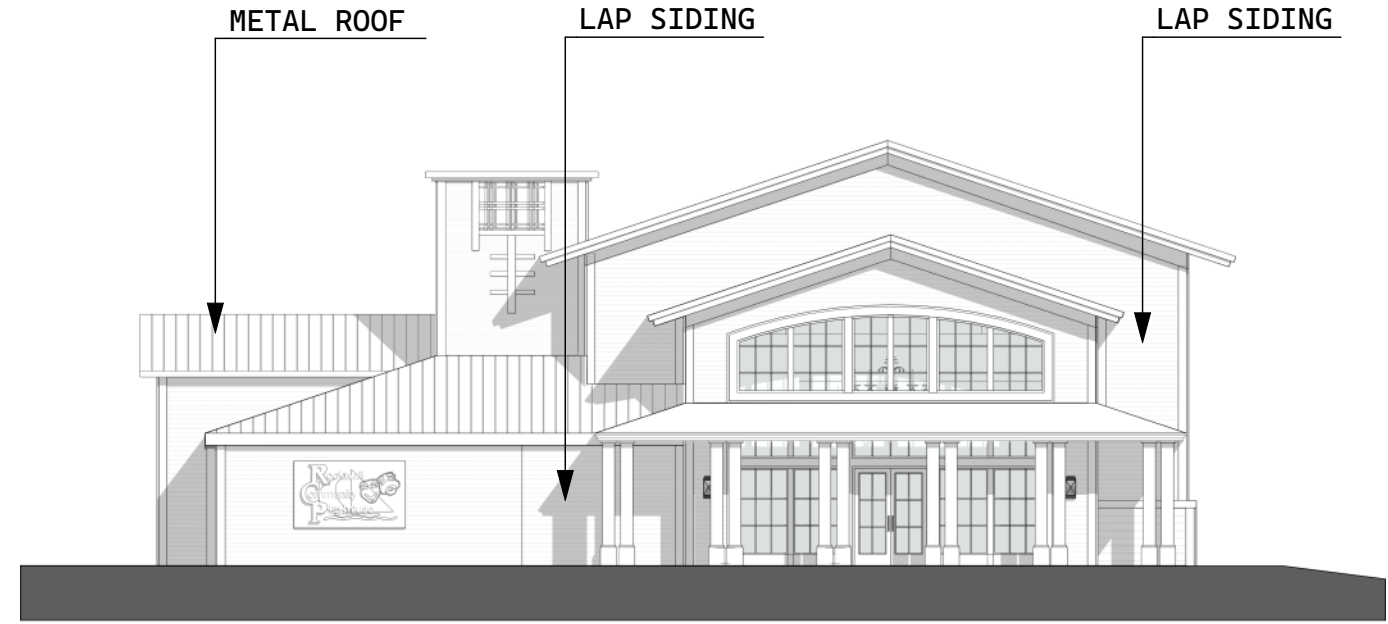
Copyright © JHP 2025. Not for
Regulatory Approval, Permit or
Construction: Carl M. Malcolm, Registered
Architect of State of Texas, Registration
No. 23379.

#2019009 thaole

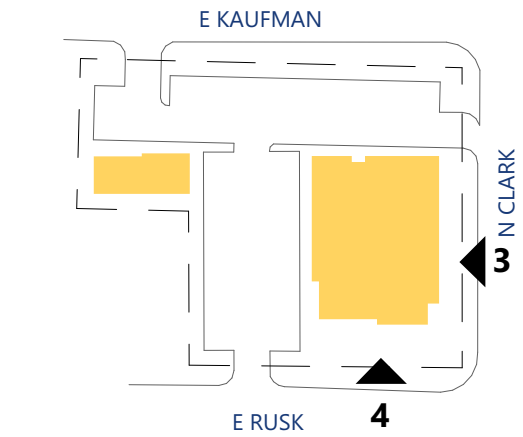




3 | THEATER - EAST ELEVATION
Scale: 1/16" = 1'-0"



4 | THEATER - SOUTH ELEVATION
Scale: 1/16" = 1'-0"



2 | Key Plan
NOT TO SCALE



Rockwall Community Playhouse
Rockwall, Texas

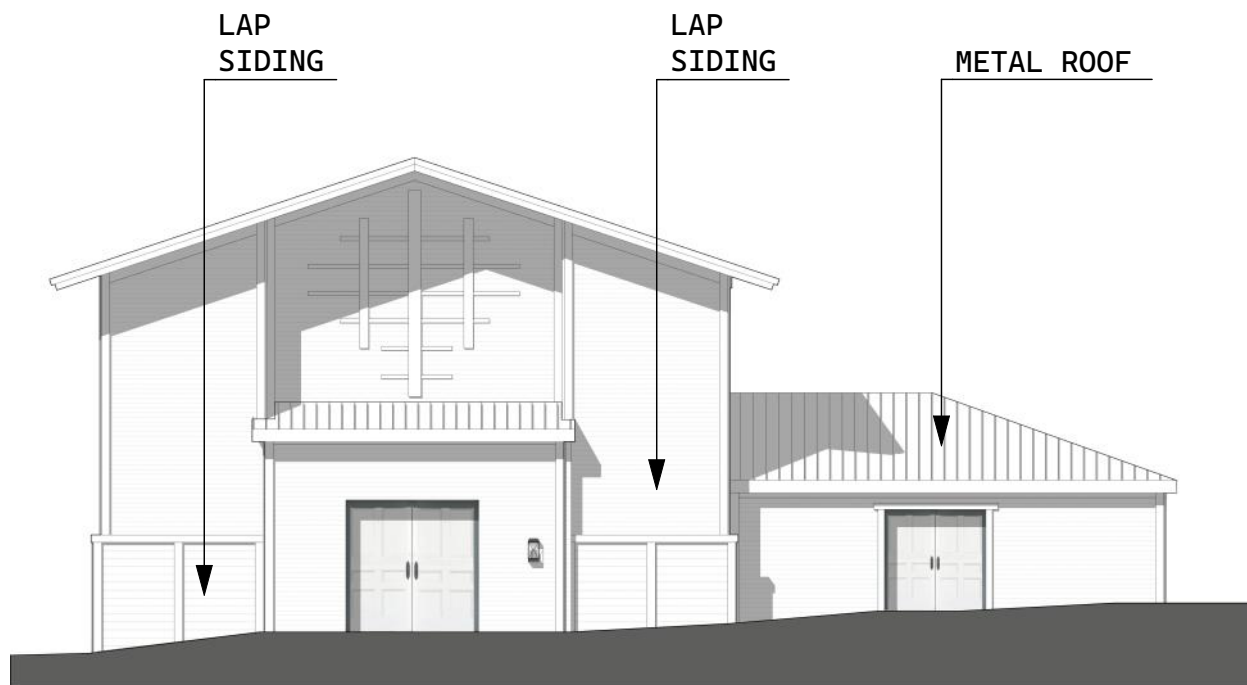
**PLAYHOUSE
ELEVATIONS**

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Construction: Carl M. Malcolm, Registered
Architect of State of Texas, Registration
No. 23379.

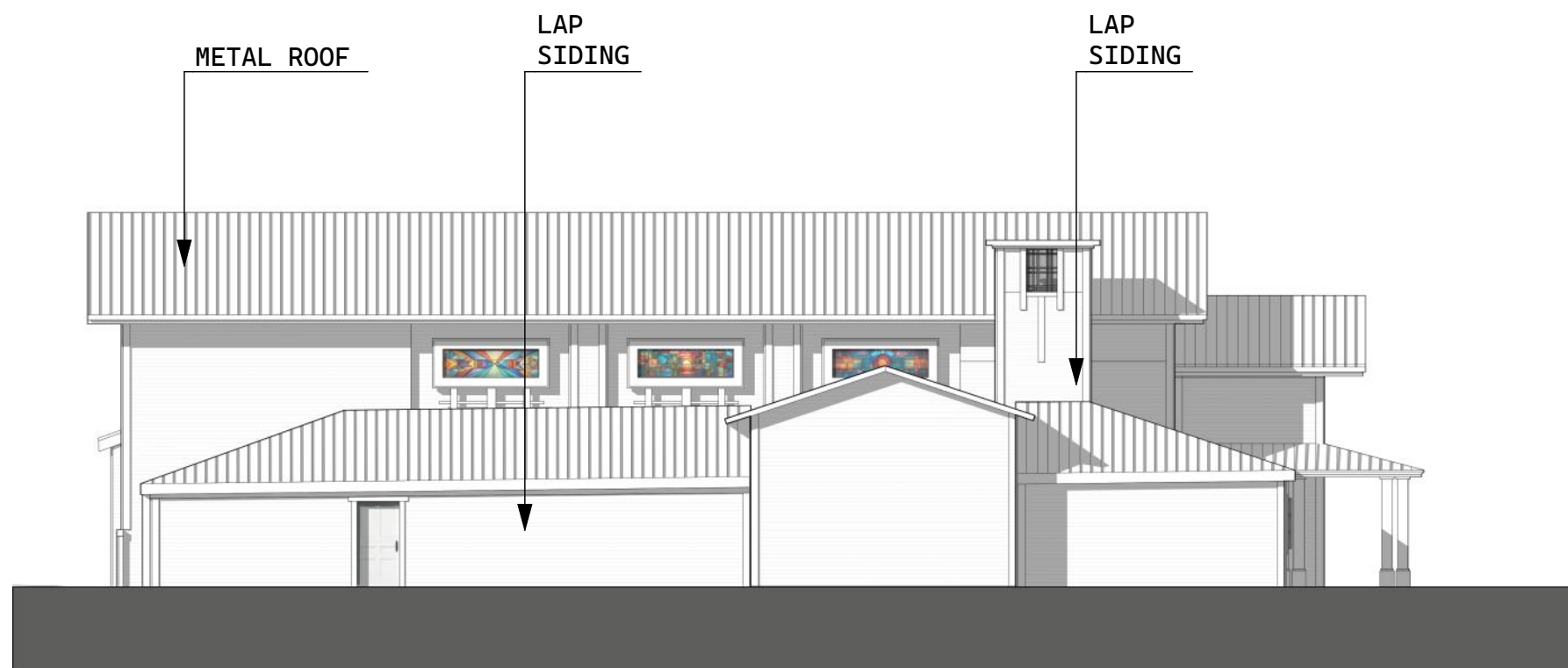
#2019009 thaole



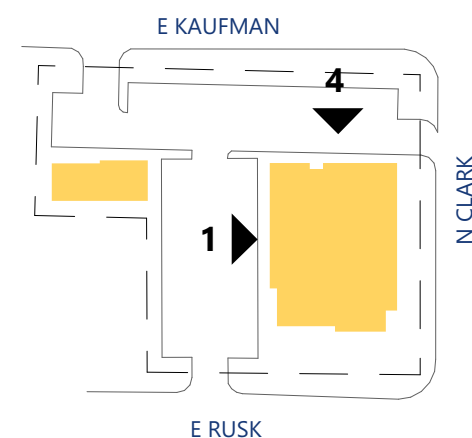
10/28/2025



4 | THEATER - NORTH ELEVATION
Scale: 1/16" = 1'-0"



1 | THEATER - WEST ELEVATION
Scale: 1/16" = 1'-0"



3

Key Plan
NOT TO SCALE



Rockwall Community Playhouse

Rockwall, Texas

**PLAYHOUSE
ELEVATIONS**

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Regulatory Approval, Permit or
Construction. Carl M. Malcolm, Registered
Architect of State of Texas, Registration
No. 23379.

#2019009 thaole



10/28/2025



Rockwall Community Playhouse

Rockwall, Texas

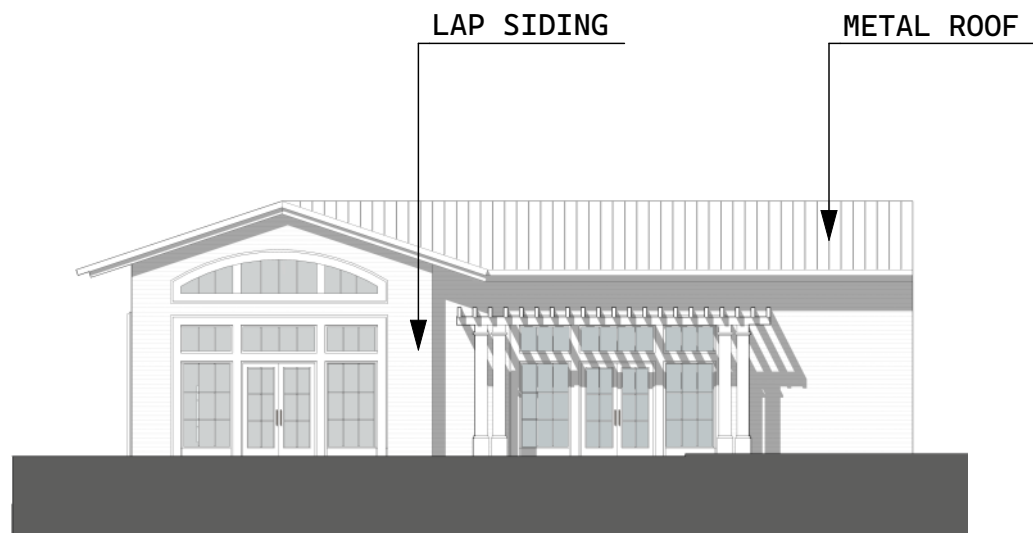
**PRACTICE HALL
ELEVATIONS**

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Regulatory Approval, Permit or
Construction. Carl M. Malcolm, Registered
Architect of State of Texas, Registration
No. 23379.

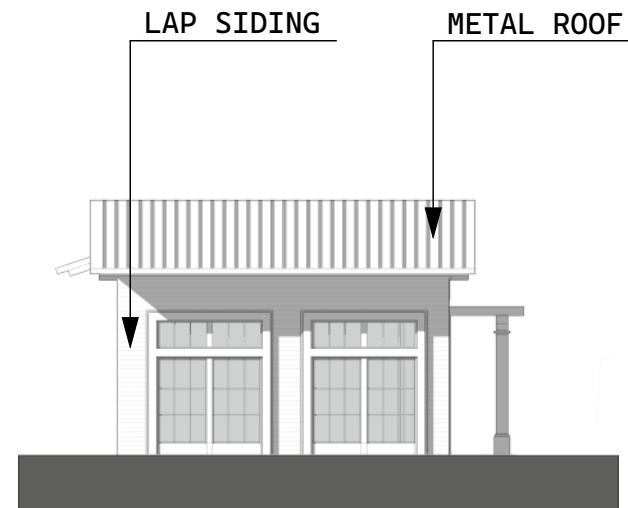
#2019009 thaole



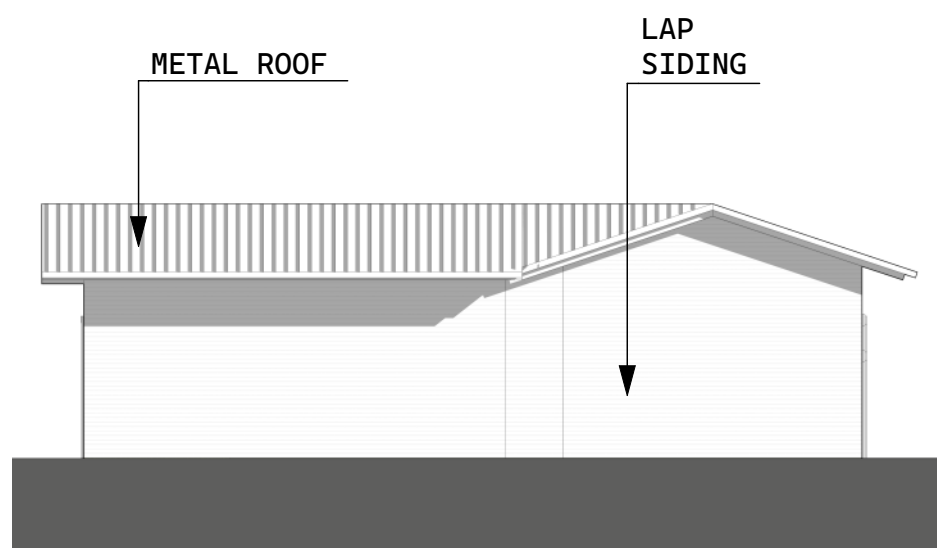
10/28/2025



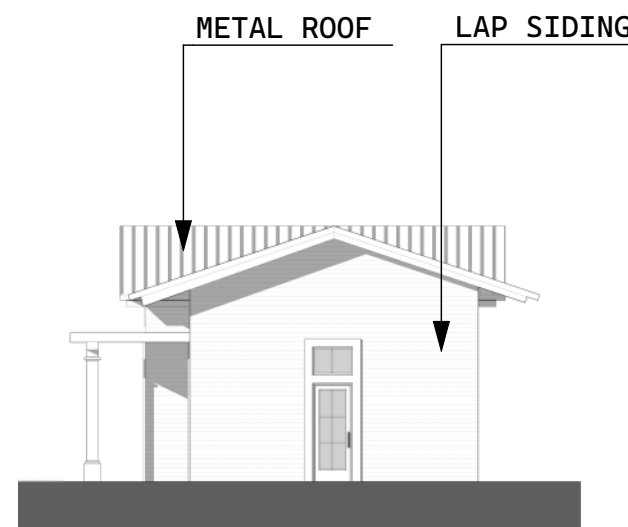
2 | PRACTICE HALL - NORTH ELEVATION
Scale: 1/16" = 1'-0"



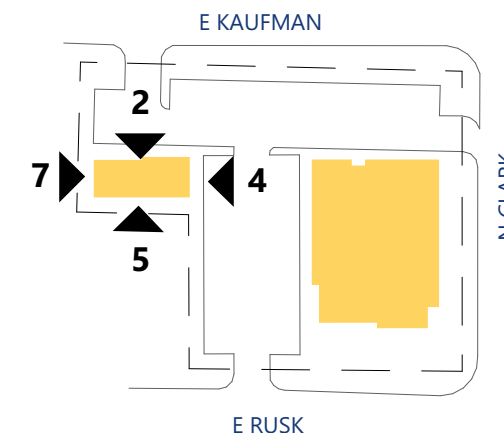
4 | PRACTICE HALL - EAST ELEVATION
Scale: 1/16" = 1'-0"



5 | PRACTICE HALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



7 | PRACTICE HALL - WEST ELEVATION
Scale: 1/16" = 1'-0"



1 | Key Plan
NOT TO SCALE

Rockwall
Community
Playhouse
972-721-3399

972-721-3399
NONCRACKERS
NOVEMBER 26 -
DECEMBER 12
APPROV OCT 20 7 PM

609

NOV 11 2004



972-722-3399
"THE RCP STAR PLAYERS"
HIGH SCHOOL MUSICAL
AUGUST 18 - 7:30PM
& 19 - 2:00PM
9 TO 5 NEXT EVENT

609







SCHOOL
SPEED
LIMIT
20
7:30 AM - 8:15 AM
2:45 PM - 3:30 PM



NOV 11 2004



NOV 11 2004



FOR SALE
5000 sq ft
2-4000 sq ft
Call: 500-1234

JUL 12 2004



8110

For Sale
2 Bdrms
510 sq ft
Call 602-999-1111

JUL 12 2004

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD - XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF FEBRUARY, 2026.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 20, 2026

2nd Reading: February 2, 2026

EXHIBIT 'A':
Legal Description and Survey

BEING 1.04 acres of land situated in Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);

THENCE South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

THENCE North 01°14'22" West, a distance of 105.104 feet for a corner;

THENCE South 88°58'51" West, a distance of 72.321 feet for a corner;

THENCE North 01°13'29" West, a distance of 96.558 feet for a corner;

THENCE North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

THENCE South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the **POINT OF BEGINNING AND CONTAINING** 1.04 acres of land (45,116.096 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey



EXHIBIT 'B':
Concept Plan

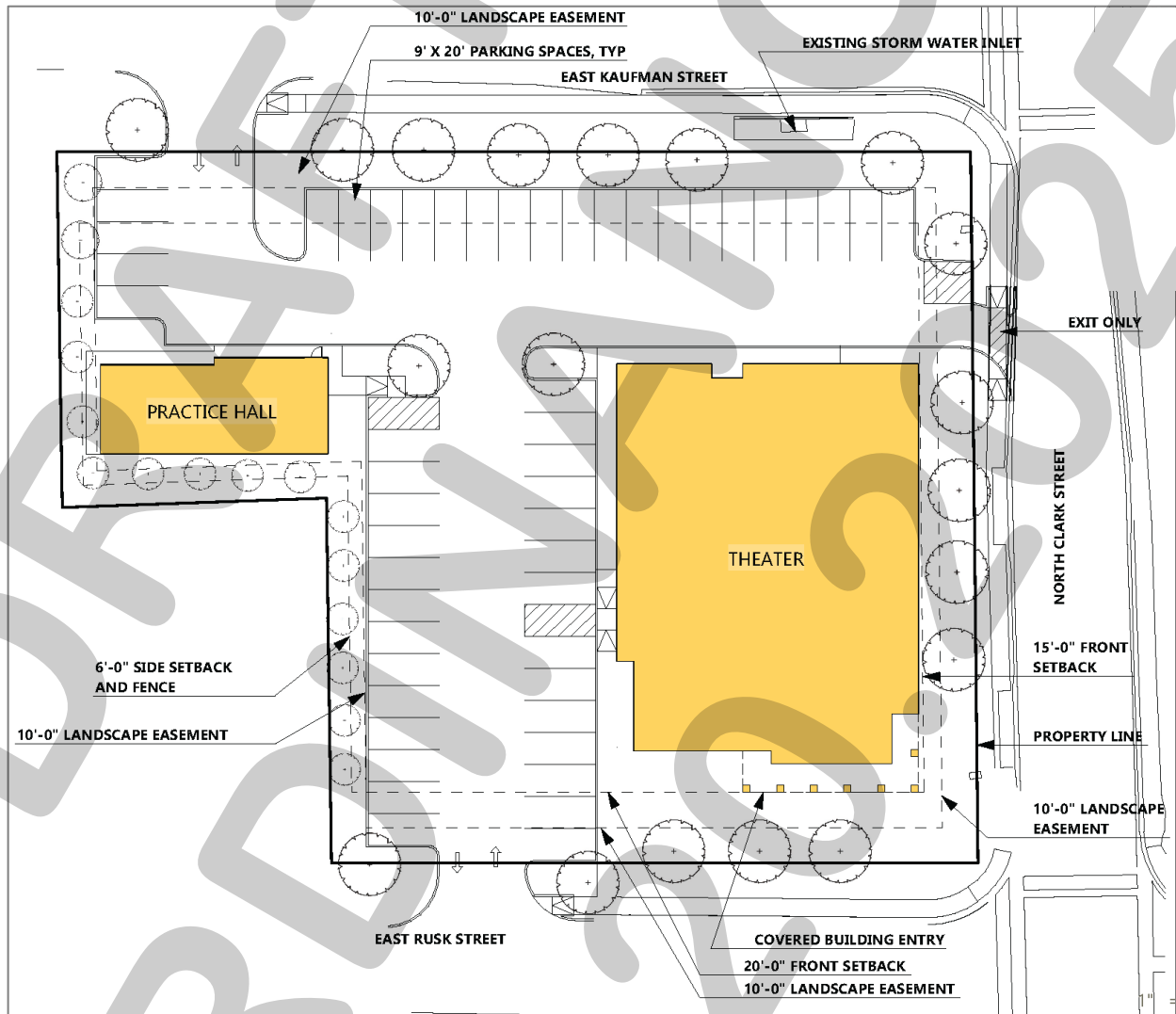
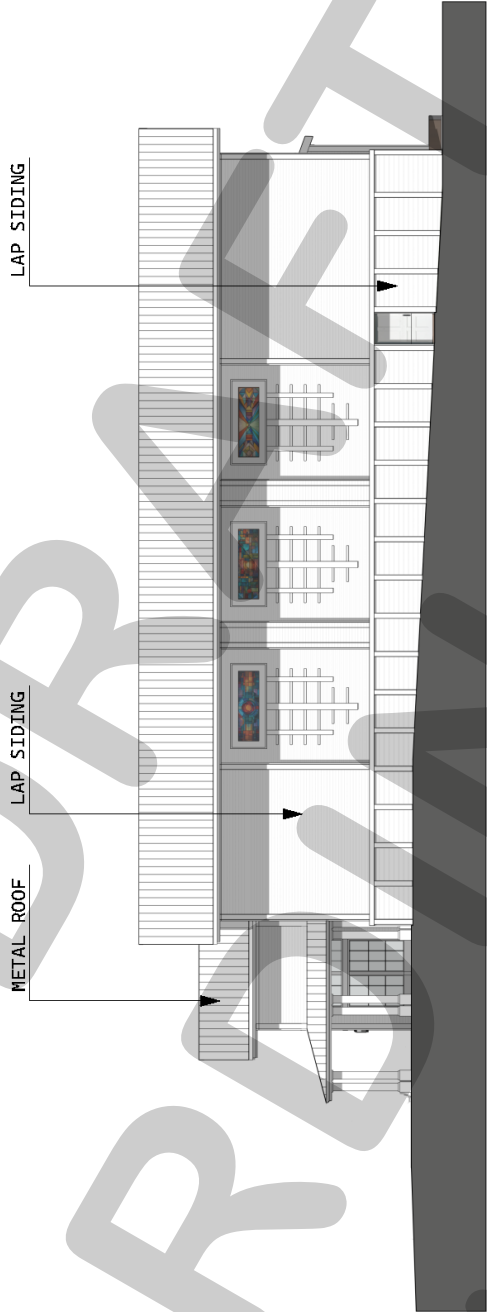
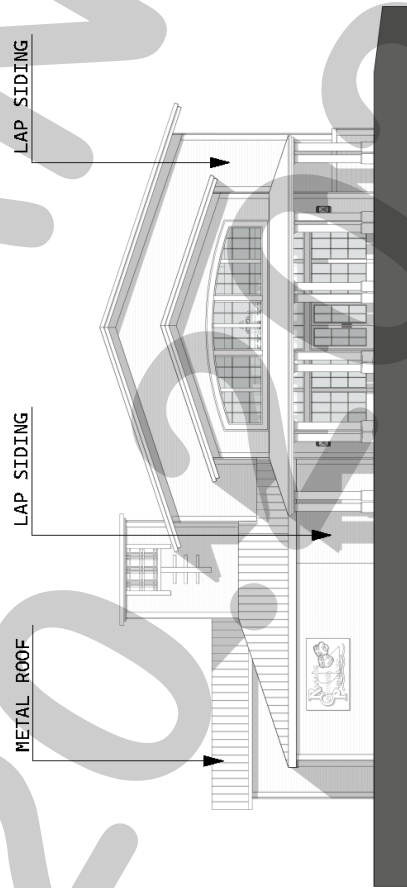


EXHIBIT 'C':
Conceptual Building Elevations



3 THEATER - EAST ELEVATION
Scale: 1/16" = 1'-0"

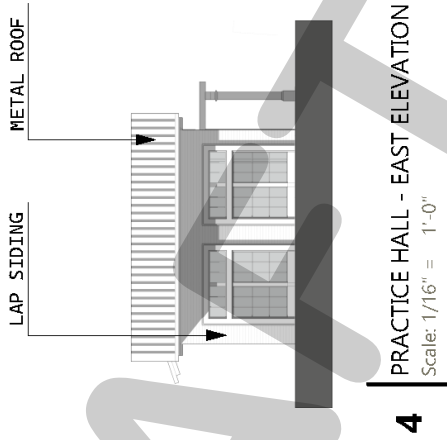


4 THEATER - SOUTH ELEVATION
Scale: 1/16" = 1'-0"

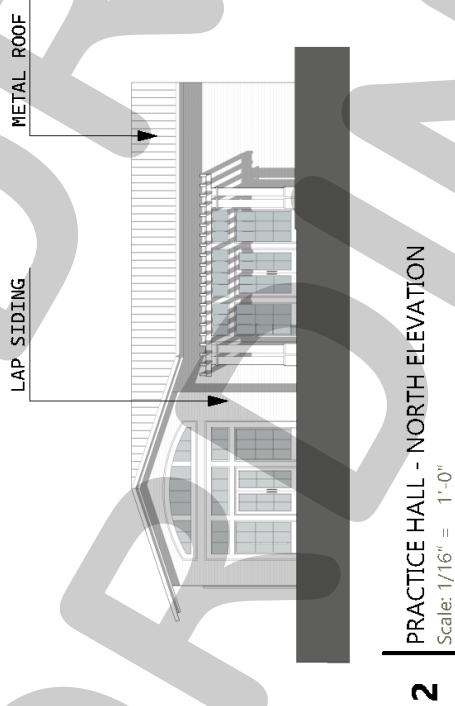
4 | THEATER - NORTH ELEVATION
Scale: 1/16" = 1'-0"

1 | THEATER - WEST ELEVATION
Scale: 1/16" = 1'-0"

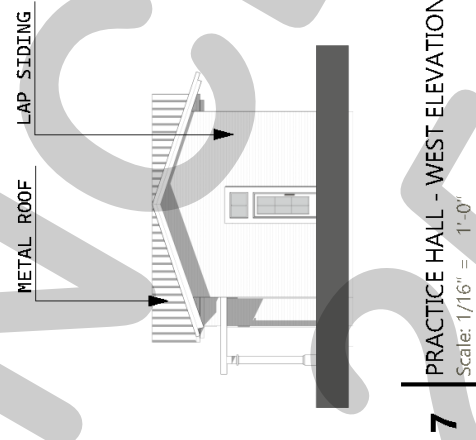
EXHIBIT 'C':
Conceptual Building Elevations



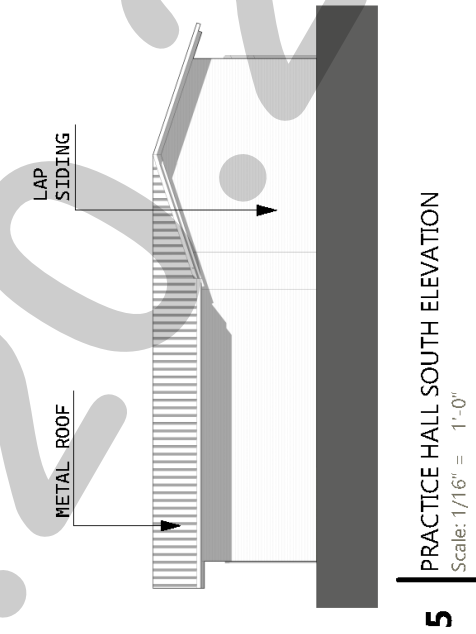
4



2



7



5

EXHIBIT 'D':
PD Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

- ☒ Theater¹

NOTE:

¹: Theater. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

- (2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

ORDINANCE PROVISIONS	ZONING DISTRICT STANDARDS
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	10'
SIDE YARD ADJACENT TO RESIDENTIAL	10'
MAXIMUM BUILDING HEIGHT	45'
MAX BUILDING/LOT COVERAGE	45%
MINIMUM NUMBER OF PARKING SPACES	1 PER 3.20 SEATS

- (3) Residential Adjacency. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.
- (4) Landscape Standards. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

EXHIBIT 'D':
PD Development Standards

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

- (1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.
- (2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.
- (3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.



DATE: December 4, 2025

TO: Jonathan Brown, AIA
JHP Architecture/Urban Design
8340 Meadow Road
Dallas, Texas 75231

CC: Darlene Singleton
Rockwall Community Playhouse
609 E. Rusk Street
Rockwall, Texas 75087

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

SUBJECT: H2025-019; COA for 609 E. Rusk Street (*Rockwall Community Playhouse*)

Jonathan Brown:

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

Staff Recommendations

The following *Conditions of Approval* concerning the applicant's request were approved by the Historic Preservation Advisory Board (HPAB):

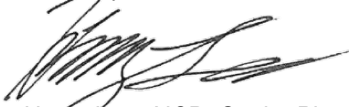
- 1) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- 2) The proposed *Theater* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'B'* and *Exhibit 'C'* of the Planned Development District Ordinance; and,
- 3) The proposed *Theater* shall be required to conform to the *PD Development Standards* contained within *Exhibit 'D'* of the Planned Development District Ordinance; and,
- 4) 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 November 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-0, with Board Members McNeely and Lewis absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', with a stylized, flowing script.

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