



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # Z2022-031 P&Z DATE July 12, 2022 CC DATE July 18, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- ☒ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application

- ☐ Exhibit

Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# _____)
- ☐ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date _____
 - ☐ Cabinet # _____
 - ☐ Slide # _____

Notes: _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2202-031

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

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- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT

N/A

BLOCK

105A-1

GENERAL LOCATION **Clark Street between Munson and Williams**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **0.7379**

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **Mark and Veronica Combs**

☐ APPLICANT **Mark Combs**

CONTACT PERSON **Mark Combs**

CONTACT PERSON **Mark Combs**

ADDRESS **401 S. Clark Street**

ADDRESS **401 S. Clark Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Rockwall, Texas 75087**

PHONE **214-732-9875**

PHONE **214-732-9875**

E-MAIL **firecombs@gmail.com**

E-MAIL **firecombs@gmail.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark H. Combs [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

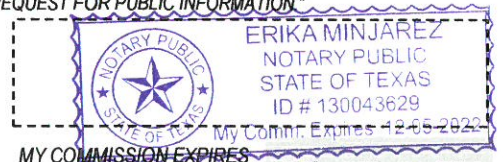
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

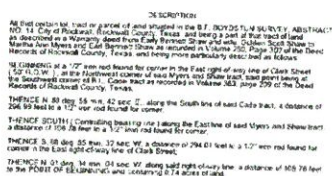
Erika Minjarez



MY COMMISSION EXPIRES

12-05-2022

Current ARC GIS satellite image
with lot lines



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

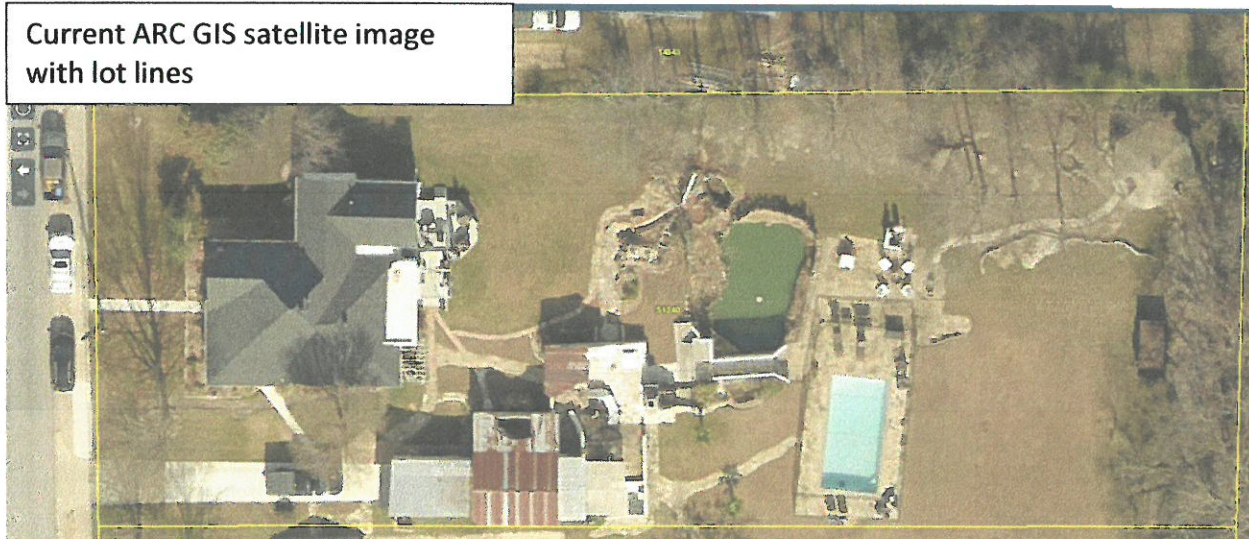
2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5-5011.

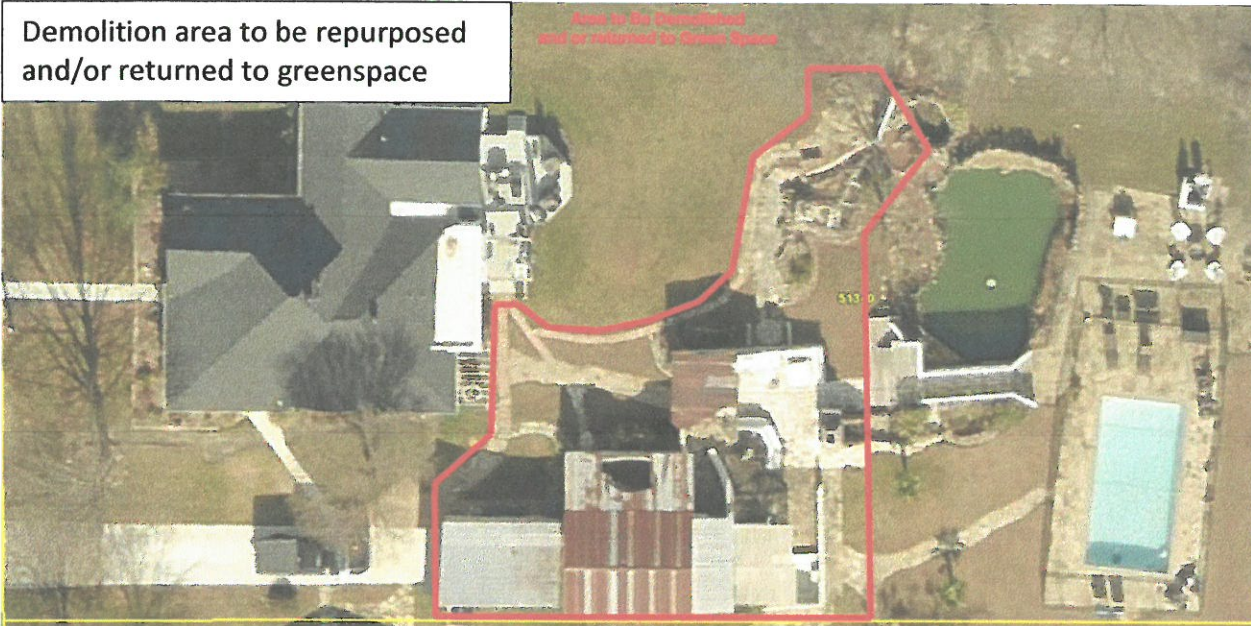
SURVEYOR'S CERTIFICATE
I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1962, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

The image is a composite of three items related to land surveying:

- Top Left:** A hand-drawn field sketch of a triangular plot. The vertices are labeled 'A', 'B', and 'C'. The sides are labeled 'AB', 'BC', and 'CA'. The interior angle at vertex 'A' is labeled 'A'. Below the sketch is a handwritten note: 'FOUND 1909 of R.P.S. 1904'.
- Top Center:** A circular surveyor's emblem. It features a five-pointed star in the center. The text around the star reads 'SURVEYOR GENERAL U.S. DEPT. OF THE INTERIOR'. Below the star is the word 'SOLA'.
- Top Right:** A portion of a survey record book. It shows a table with columns for 'TOWNS', 'RANGES', 'SECTIONS', and 'ACRES'. The table contains handwritten entries for 'T. 1 N.', 'R. 1 E.', 'S. 1', and '100.00'.
- Bottom:** A large, bold, black text overlay that reads 'R.S.C.I. LAND SURVEYING'. Below this, in smaller text, is 'REGISTERED SURVEYORS AND ENGINEERS' and '1000 N. E. 10th St. - Oklahoma City, Oklahoma'.



Demolition area to be repurposed
and/or returned to greenspace



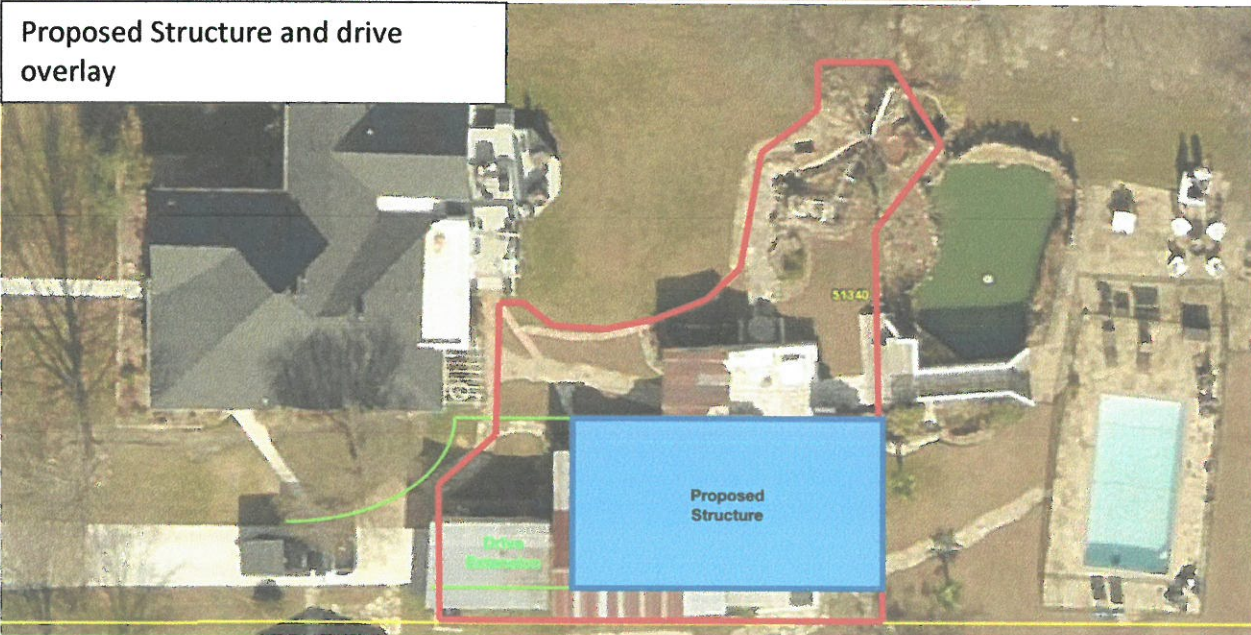
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Current front elevation



Proposed front elevation
(approximation)





Approximation of Street facing (front wall) veneer and trim; 401 S. Clark Street garage addition.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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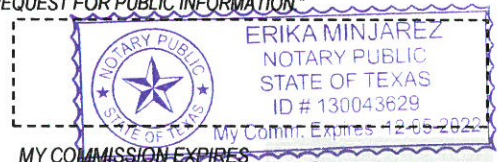
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Erika Minjarez



MY COMMISSION EXPIRES

12-05-2022



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.

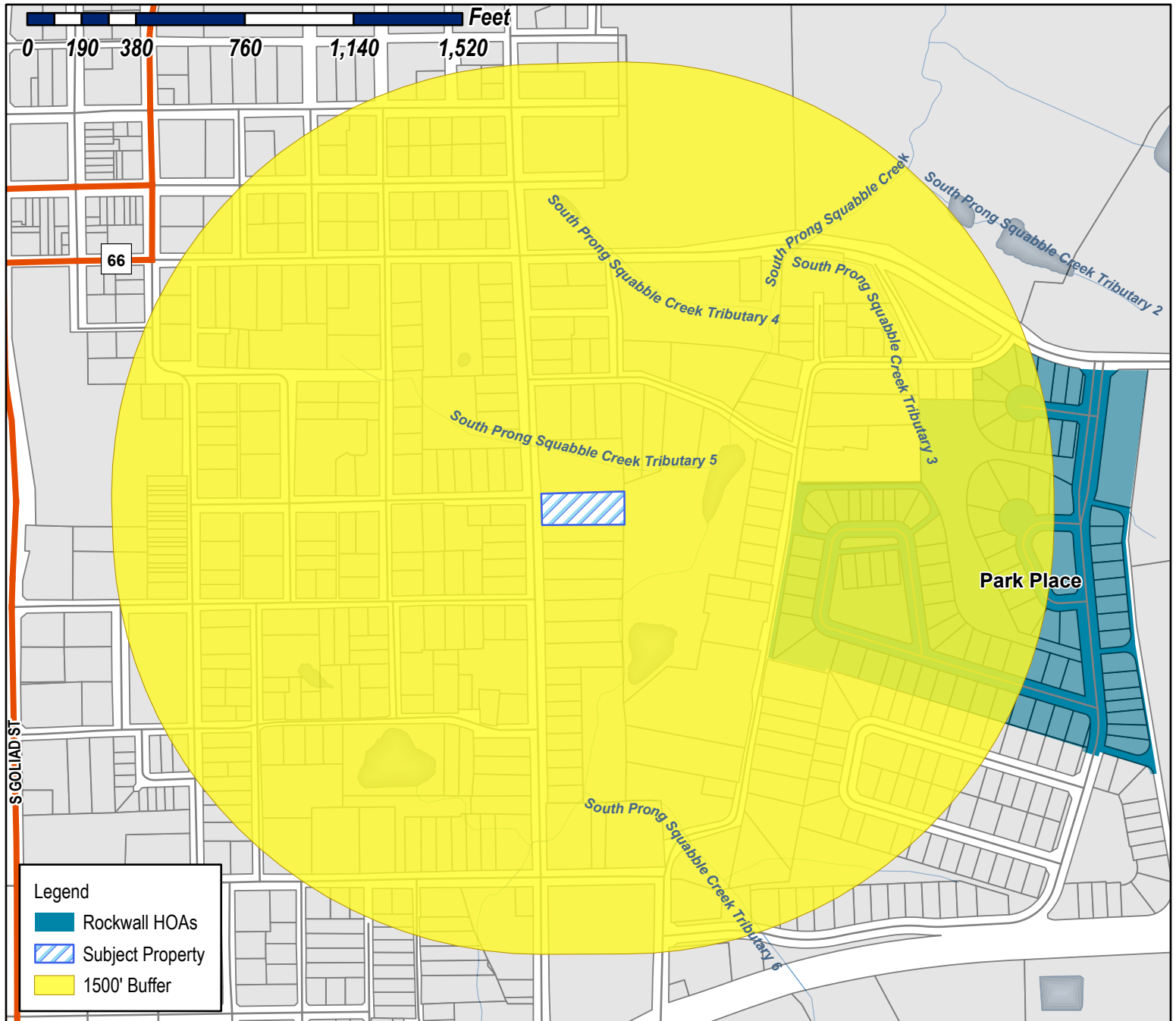




City of Rockwall

Planning & Zoning Department
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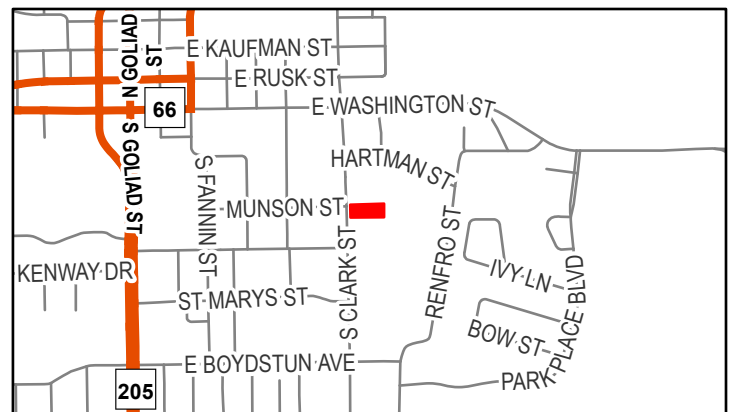
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Case Number: Z2022-031
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/17/2022

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

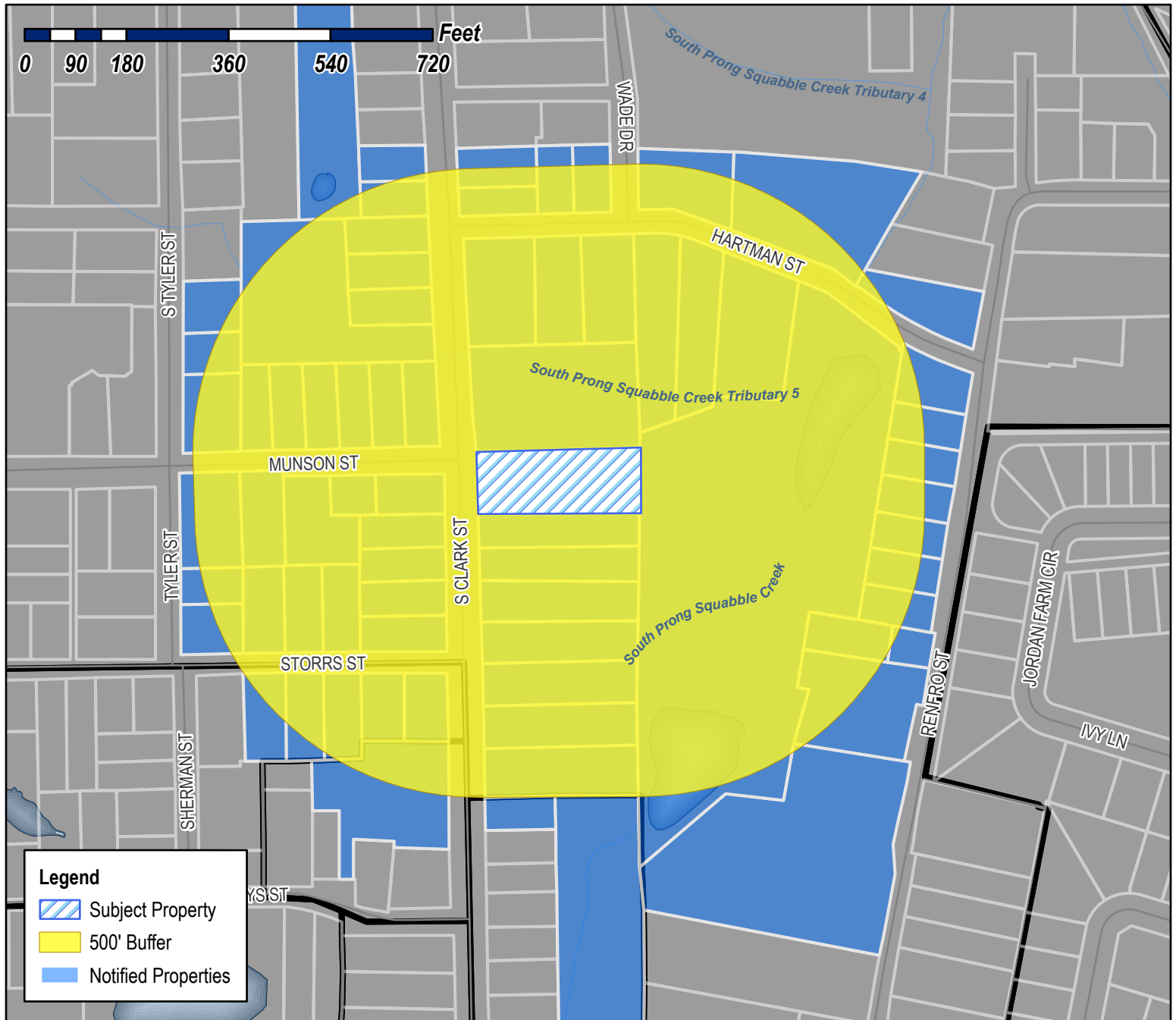




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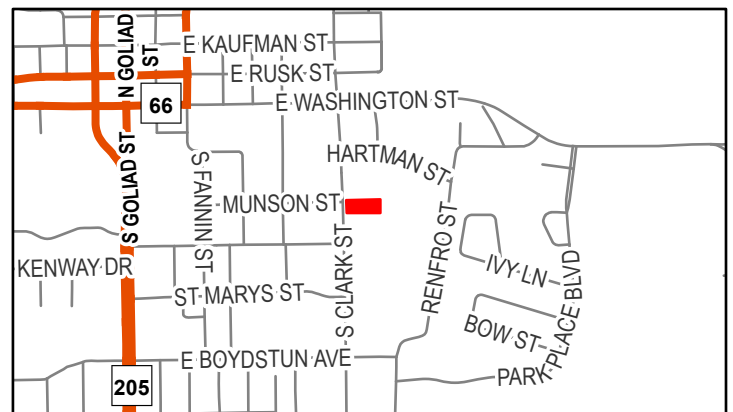
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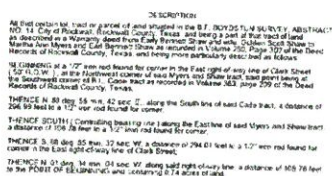
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Current ARC GIS satellite image
with lot lines



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

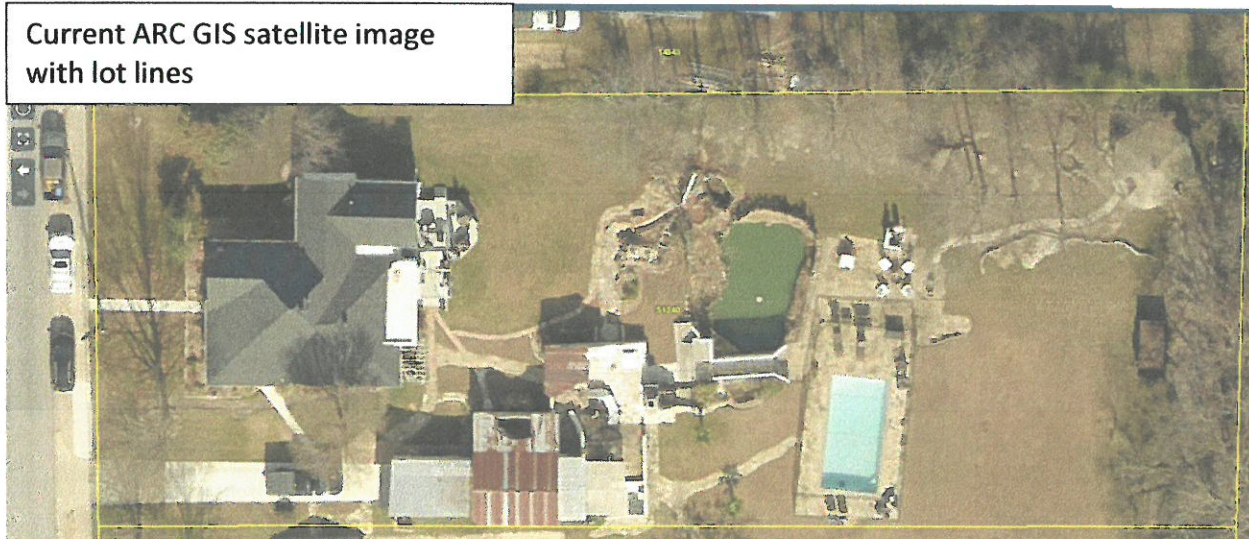
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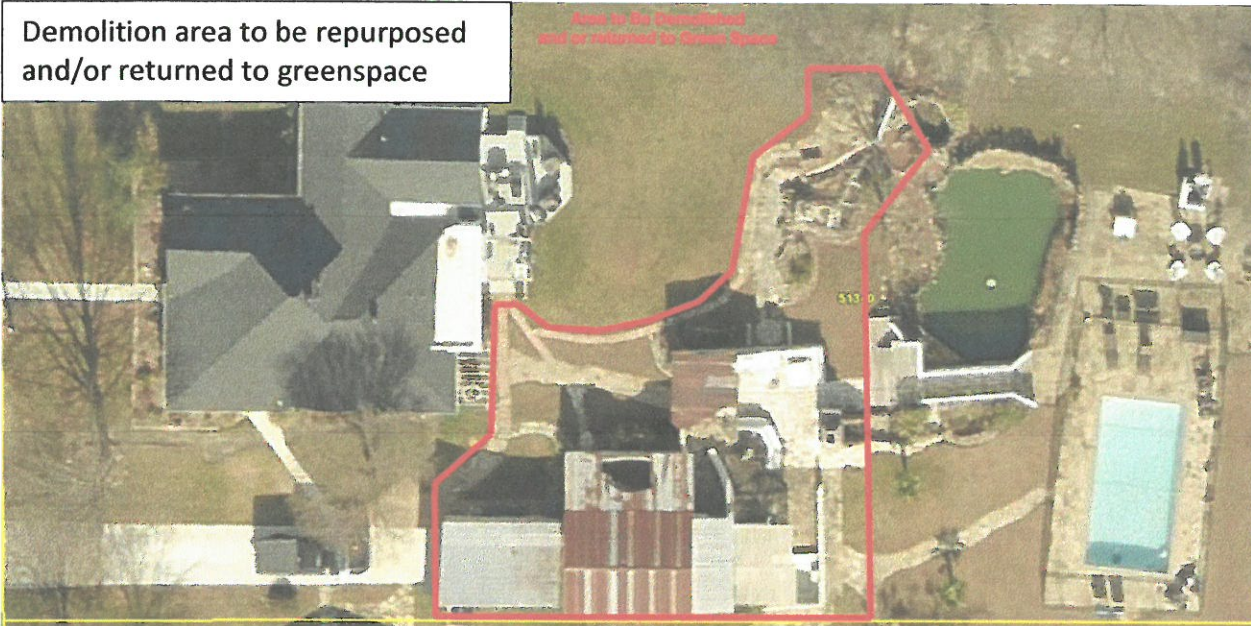
SURVEYOR'S CERTIFICATE

I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1942, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

The image is a composite of three items related to land surveying:
 1. **Field Sketch:** A hand-drawn sketch of a triangular plot with vertices labeled 'A', 'B', and 'C'. The plot is divided into several smaller sections, some of which are labeled with numbers like '1000' and '100'.
 2. **Surveyor's Emblem:** A circular emblem featuring a five-pointed star in the center. The text around the star reads 'SURVEYOR GENERAL U.S. DEPT. OF THE INTERIOR'. Below the star, the word 'SOLA' is visible.
 3. **Surveyor's Logbook:** A portion of a logbook with handwritten entries. The header includes 'TOWNSHIP' and 'RANGE'. The entries are organized in columns with headings like 'ACRES', 'CUBIC FEET', 'CUBIC YARDS', 'CUBIC FEET', 'CUBIC YARDS', 'CUBIC FEET', 'CUBIC YARDS'. The entries are handwritten in ink, showing various measurements and calculations.



Demolition area to be repurposed
and/or returned to greenspace



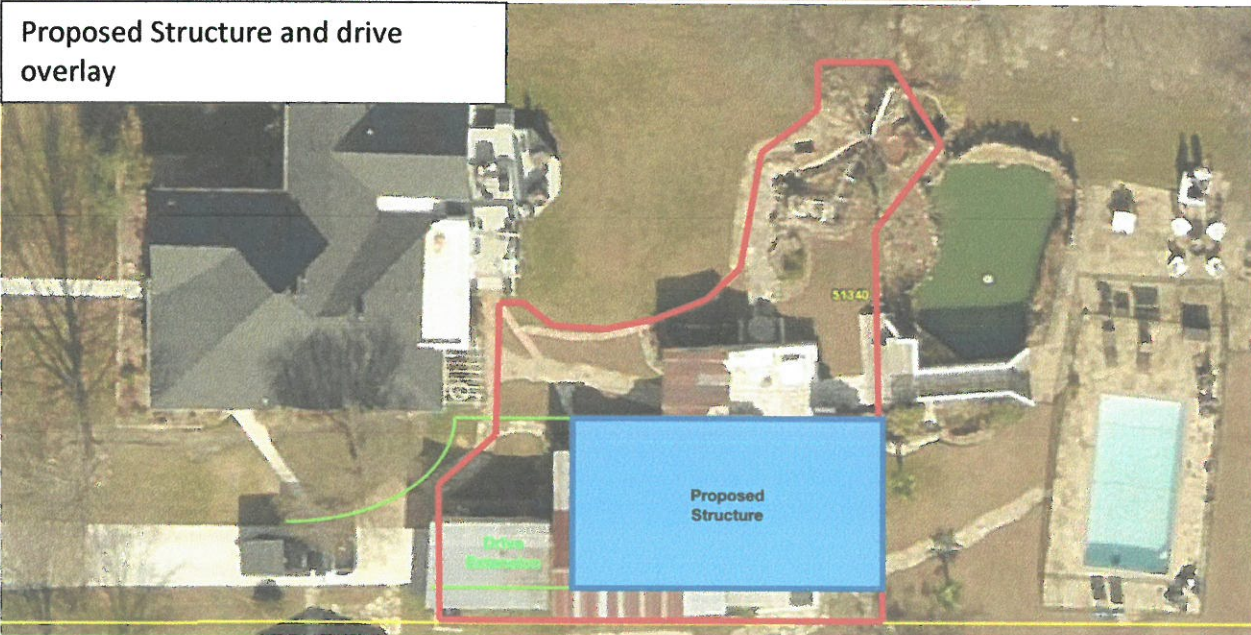
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Current front elevation



Proposed front elevation
(approximation)





Approximation of Street facing (front wall) veneer and trim; 401 S. Clark Street garage addition.



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: June 16, 2022
APPLICANT: Mark and Veronica Combs
CASE NUMBER: H2022-012; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of demolishing five (5) structures and landscape features, constructing a new 1,500 SF guest quarters/detached garage, and expanding the driveway.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High*

Contributing Property, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to demolish five (5) structures and landscape features, construct a guest quarters/detached garage, and pave a larger driveway. The applicant has indicated that the roof area being demolished is approximately 1,521.50 SF and the total demolition area is approximately 4,637.70 SF. To replace the demolished structures the applicant is also requesting to construct a 30-foot by 50-foot or 1,500 SF guest quarters/detached. The guest quarters/detached garage will have 1,140 SF enclosed and 360 SF open porch facing the existing pool at the rear of the property. The guest quarters/detached garage will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. The applicant has indicated on their residential plot plan, in green, that they want to expand the driveway width just in front of the proposed guest quarters/detached garage. The applicant's letter indicates that the remaining area that is demolished will be returned to greenspace. The applicant has also indicated that despite requesting a guest quarters/detached garage that exceeds the maximum permissible size, their intent is to replace the incoherent and impractical accessory structures with one (1) new guest quarters/detached garage that is more consistent with the historic district and the existing home.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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

According to Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a structure may be demolished if the "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.” In this case, the accessory structures are considered to be *Non-Contributing* according to the 2017 *Historic Resource Survey* and are therefore eligible for demolition.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the scale, mass, volume, period and style” of new construction “shall be compatible with other historic buildings or structures in the Historic District.” In this case, the proposed guest quarters will be a white metal building, with black wood accents. The applicant has indicated in their letter that the front façade will incorporate the wood accents and features intended to complement the existing home. With this being said, the existing home is clad in vinyl siding, which has been painted white. Section 07 also states that driveways “should not exceed a width of ten feet.” In this case the proposed driveway exceeds ten (10) feet in width.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” While the applicant’s proposed scope of work for the demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the historic preservation guidelines within the UDC. With this being said, the proposed project does not appear to impair the historical integrity of the subject property nor will it negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of a Specific Use Permit (SUP) for a guest quarters that exceeds the maximum permissible size.

NOTIFICATIONS

On June 7, 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT **N/A** BLOCK **105A-1**

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 **Mark and Veronica Combs**

APPLICANT(S) NAME _____

ADDRESS **401 S. Clark Street**

ADDRESS _____

PHONE **214-732-9875**

PHONE _____

E-MAIL **firecombs@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: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

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

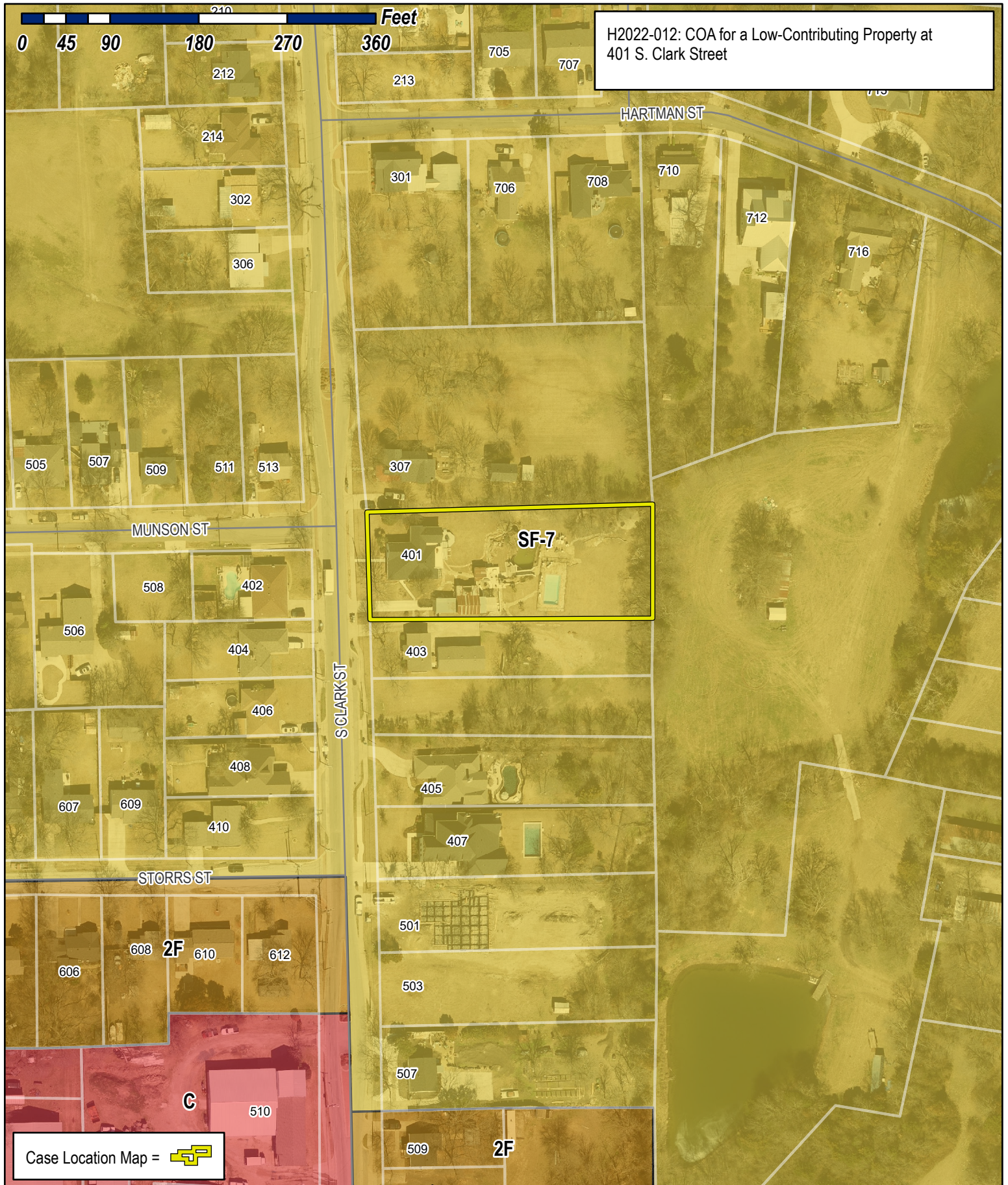
See Attachment(s)

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

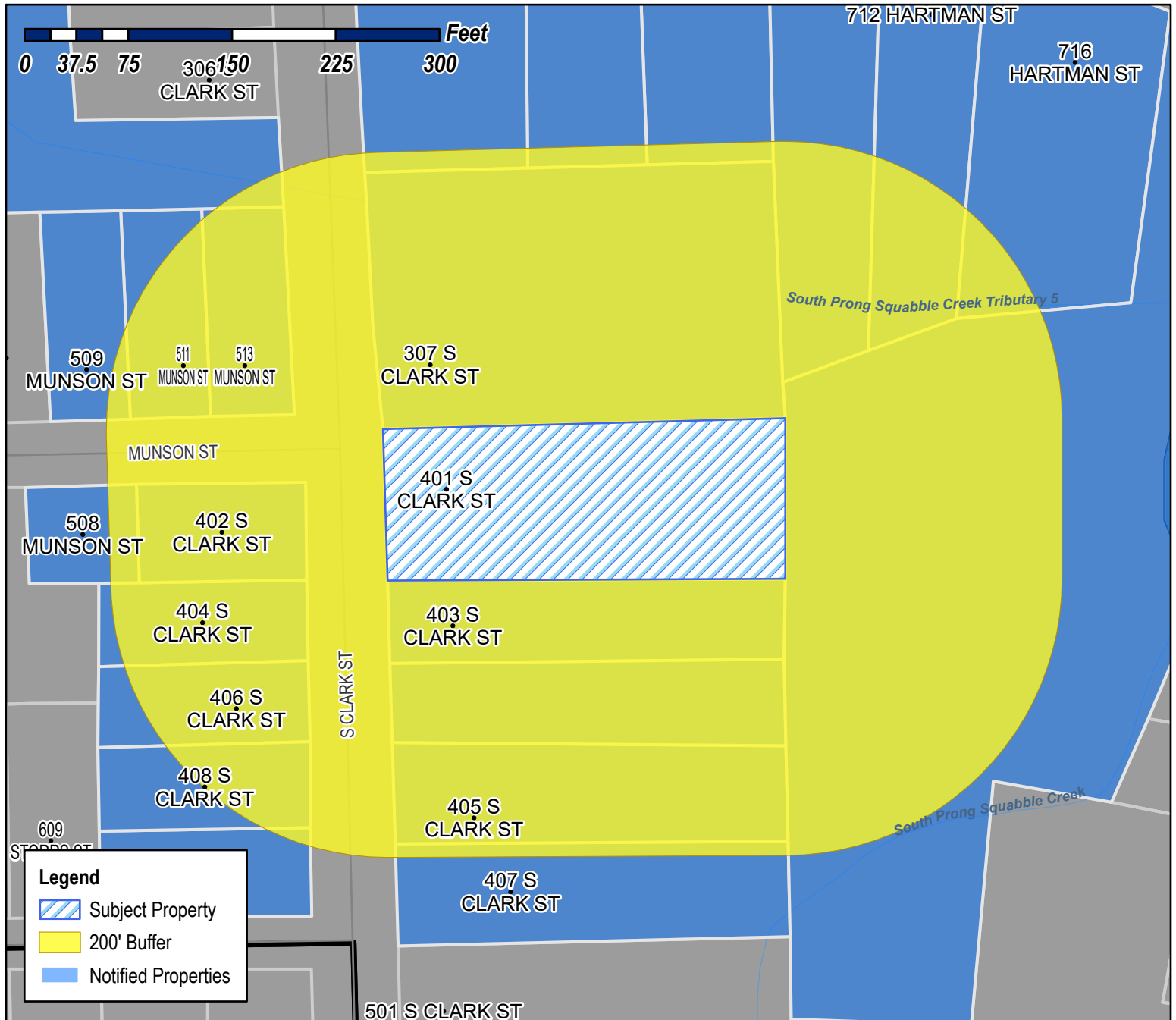




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

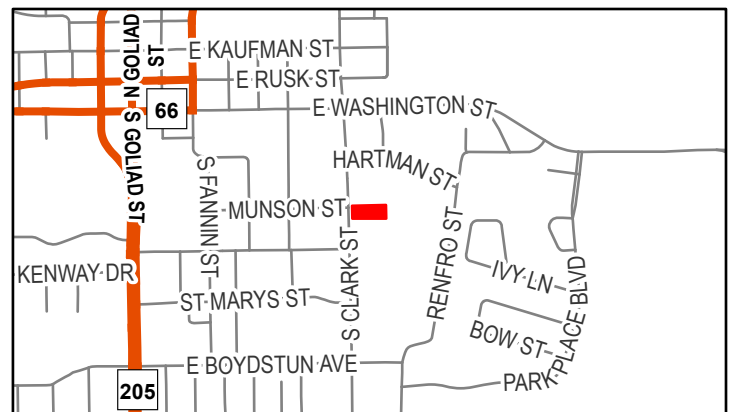
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: H2022-012
Case Name: COA for Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/7/2022

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



TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
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. H2022-012: COA for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings and the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings 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, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. H2022-012: COA for 401 S. Clark 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



S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



Mark and Veronica Combs
401 S. Clark Street
Rockwall TX, 75087

Historic Preservation Board Advisory Committee
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall TX 75087

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark H. Combs', with a stylized flourish at the end.

Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



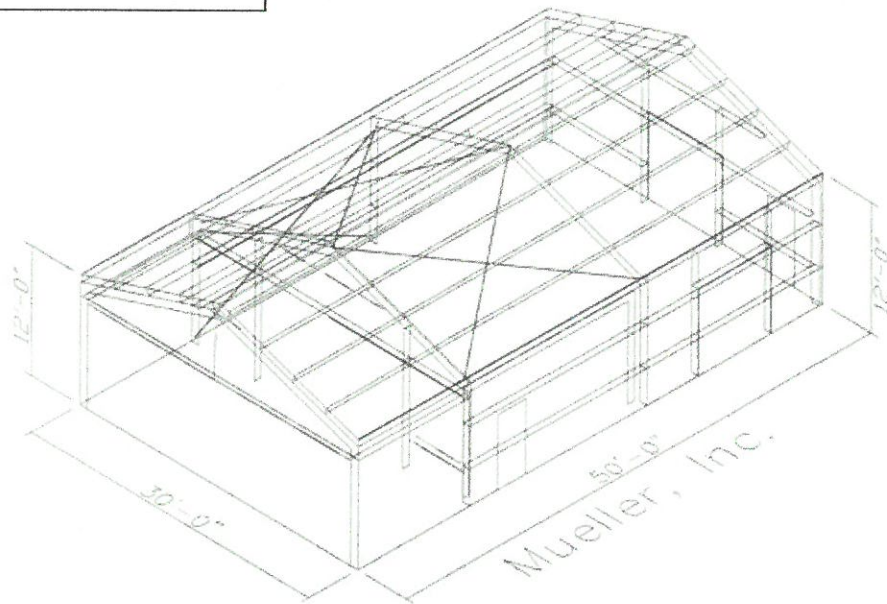
Existing Landscape and Structure



Existing Landscape and Structure



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accuracy. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

BID 1

DESCRIPTION

COMBS GARAGE
30X50 1140SQ FT ENCLOSED
GABLE ROOF 4/12 PITCH
12' WALLS

TOTAL A/C	
GARAGES	1140
PORCHES	360
TOTAL SF	1500

THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.

BID 1

SECTION 1

1	ENG FLOOR PLANS AND DRAINAGE PLAN	\$	1,800.00
2	CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT	\$	1,500.00
3	PIERS INSPECTION & PRE-POUR INSPECTION	\$	250.00
4	RES CHECK FEE/ROUGH ENERGY/	\$	850.00

5	SURVEYS/FORM BOARD SURVEY/ELEVATIONS	\$	750.00
6	WATER METER 5/8" METER	IN WITH PERMITS	
7	CHEMICAL INJECTION & WATER USAGE & TESTING	\$	3,500.00
8	UTILITIES/ELECTRIC/WATER/RESTROOM	\$	1,800.00
9	BUILDERS RISK INSURANCE	\$	1,200.00
10	GENERAL LIABILITY INSURANCE	\$	500.00
11	SHEAR WALL PLAN		
12	HENLEY JOHNSON SOILS TEST		

13			
14			
15	SECTION 2		
16	PLUMBING STUBOUT FOR FUTURE	\$	1,500.00
17	PLUMBING FIXTURES-ESTIMATE		
18	ELECTRICAL	\$	5,000.00
19	A/C AND HEAT		
20	LOT PREP CUTTING LOT	\$	5,800.00
21	FOUNDATION (INCLUDES PIERS & PUMP TRUCK)	\$	19,500.00
22	FLAT WORK (DRIVEWAYS) ESTIMATE		
23	FINAL GRADE ESTIMATE		
24	FRAME MATERIAL	\$	30,000.00
25	FRAMING LABOR	\$	15,000.00
26	GUTTERS		
27	WINDOWS	\$	800.00
28	ROOFING	\$	6,500.00

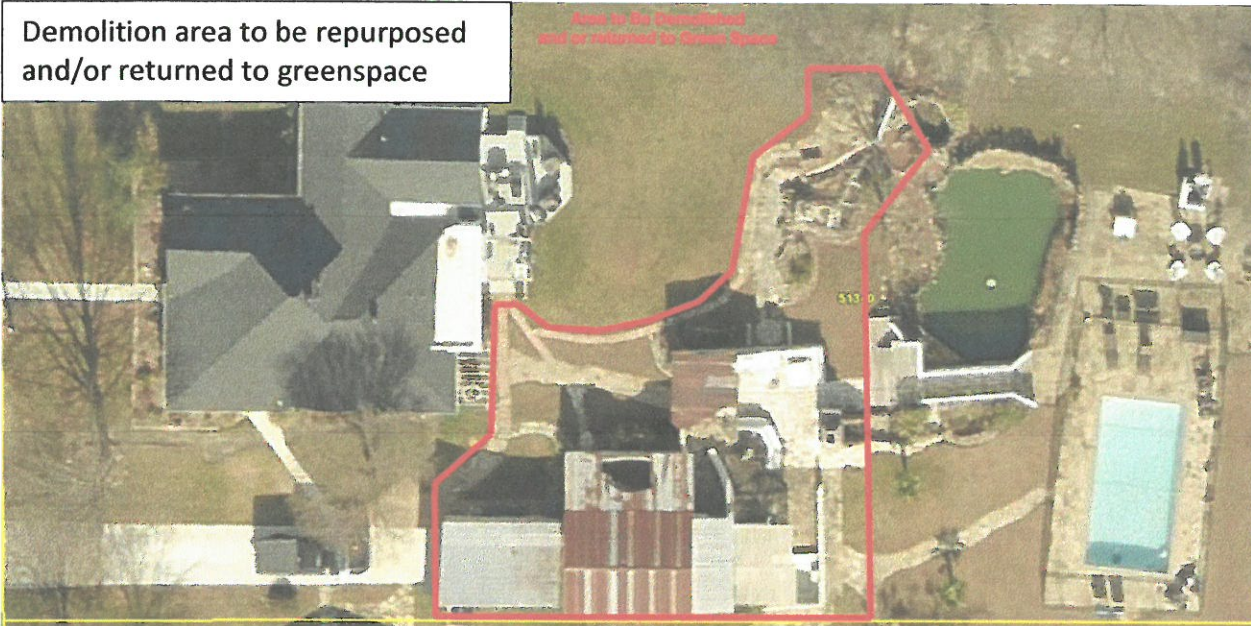
estimated

29	CABINETS		
30	METAL ROOF		
31			
32	SECTION 3		
33	PRETREAT FOUNDATION FOR TERMITES	\$	500.00
34	BRICK MATERIAL		
35	BRICK LABOR		
36	MASONARY SAND		
37	MASONARY CEMENT		
38	LINTELS		
39	STONE ON FIREPLACES-MATERIAL & LABOR		
40	FIREPLACE - 1 - INSIDE		
41	SCREENED IN PORCH		

42			
43			
44	SECTION 4		
45	SHEETROCK AND LABOR(INCLUDES GARAGE)	n/a	
46	SPECIAL TEXTURES		
47	GARAGE DOORS	\$	4,000.00
48	INSULATION foam	\$	4,500.00
49	FRONT DOOR ONLY		
50	ALL OTHER EXTERIOR DOORS 1-3080 1-6080	\$	3,800.00
51	BACKPORCH SLIDER	N/A	
52	TRIM MATERIAL/STAIR PARTS/INSIDE DOORS		
53	TRIM LABOR		
54	WOOD FLOORS vinyl		
55	TILE LABOR ENTIRE HOUSE		
56	TILE MATERIAL ALLOWANCE		
57	GRANITE TOPS		

58	BACKSPLASH	
59	MIRRORS AND SHOWERS-ESTIMATE	
60	PAINT AND LABOR (INCLUDED GARAGE)	\$ 4,500.00
61	HARDWARE - ALLOWANCE	
62	LIGHT FIXTURES - ALLOWANCE	
63		
64		
65		
66	SECTION 5	
67	APPLIANCES	
68	SPRINKLER AND LANDSCAPE	
69	SECURITY SYSTEM (BURGLAR,FIRE, WIRING)	
70	PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE)	
71	EXPENSES	
72	EXTERIOR CLEAN building material	customer providing
73	INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN	
74	HARDWARE LABOR COST	
75	MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR	\$ 1,500.00
76	MATERIAL TO COVER FLOORS/WINDOWS/DOORS	
77	MAILBOX AND ADDRESS BLOCK	
78	CONTINGENCY ALLOWANCE	
79	METAL FIREPLACE CAPS	
80	POWER WASH GARAGE	
81	POWER WASH EXTERIOR OF HOUE FOR TOUCH UP	N/A
82		
83		
84		
85	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
88		

Demolition area to be repurposed
and/or returned to greenspace



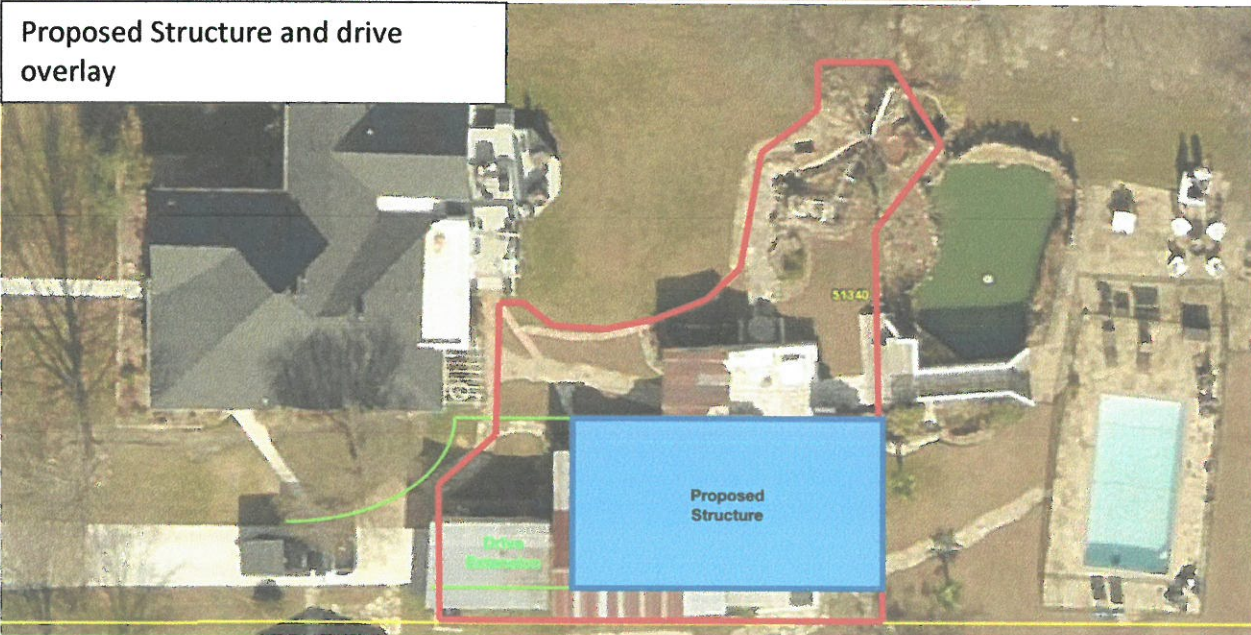
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



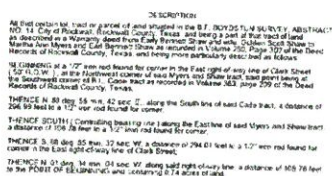
Current front elevation



Proposed front elevation
(approximation)



Current ARC GIS satellite image
with lot lines



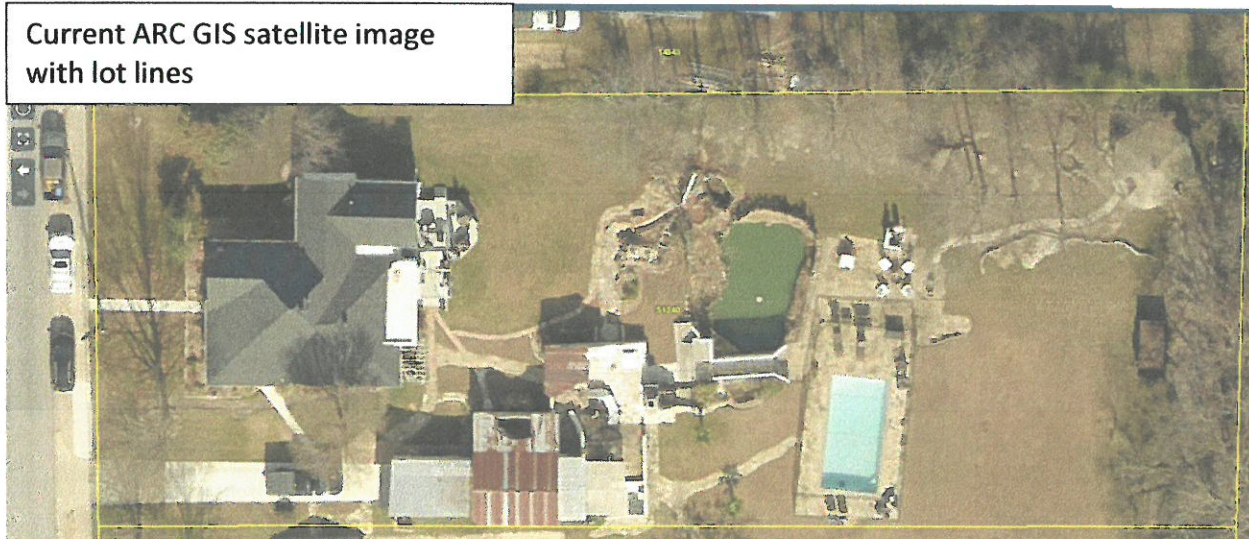
NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5/8/81.

SURVEYOR'S CERTIFICATE
I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1962, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

[illegible]

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/24/2022

PROJECT NUMBER: Z2022-031
PROJECT NAME: SUP for an Accessory Building at 401 S Clark
SITE ADDRESS/LOCATIONS: 401 S CLARK ST

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for an accessory Guest Quarters/Detached Garage on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/24/2022	Approved

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for an accessory Guest Quarters/Detached Garage on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2022-031) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters and Detached Garage requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters and Detached Garage are as follows:

- (1) Guest Quarters:
 - (a) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
 - (b) The area of such quarters shall not exceed 30% of the area of the main structure.
 - (c) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) Detached Garage:
 - (a) One (1) Detached Garage is permitted per property.
 - (b) The Detached Garage can be 625 SF.
 - (c) The Detached Garage must be accessed by a concrete drive.

I.6 The proposed Guest Quarters and Detached Garage will be 30-feet by 50-feet and have a building footprint of 1,500 SF; 1,140 SF will be enclosed and 360 will be open and covered with a patio roof. The accessory building is being taken forward in part as a Guest Quarters because a bathroom is to be installed. According to the Rockwall Central

Appraisal District (RCAD), the square footage of the primary structure is 2,080 SF, which would allow a maximum Guest Quarters size of 624 SF. A Detached Garage is permitted to be 625 SF in size. Based on this, the proposed structure exceeds the maximum size requirements for a Guest Quarters and Detached Garage. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.7 The height of the proposed accessory structure is 17-feet, however at the midpoint of the roof pitch the height is 14-feet, 6-inches. The maximum height permitted for accessory structures in a Single-Family 7 (SF-7) District is 15-feet.

I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a Guest Quarters and Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Guest Quarters and Detached Garage shall not exceed a maximum size of 1,500 SF.
- (4) The maximum height of the Guest Quarters and Detached Garage shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (5) The Guest Quarters and Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.9 Being located within the Historic District the applicant has been to the Historic Preservation Advisory Board (HPAB). On June 16 that applicant was approved for the proposed scope of work, which sends a recommendation of approval to the Planning and Zoning Commission for the proposed Guest Quarters and Detached Garage.

M.10 Please review the attached Draft Ordinance prior to the June 28, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 6, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 28, 2022.

I.12 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2202-031

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT

N/A

BLOCK

105A-1

GENERAL LOCATION **Clark Street between Munson and Williams**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **0.7379**

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **Mark and Veronica Combs**

☐ APPLICANT **Mark Combs**

CONTACT PERSON **Mark Combs**

CONTACT PERSON **Mark Combs**

ADDRESS **401 S. Clark Street**

ADDRESS **401 S. Clark Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Rockwall, Texas 75087**

PHONE **214-732-9875**

PHONE **214-732-9875**

E-MAIL **firecombs@gmail.com**

E-MAIL **firecombs@gmail.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark H. Combs [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

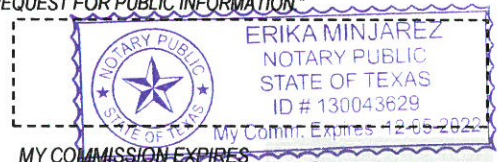
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Erika Minjarez



MY COMMISSION EXPIRES

12-05-2022



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.

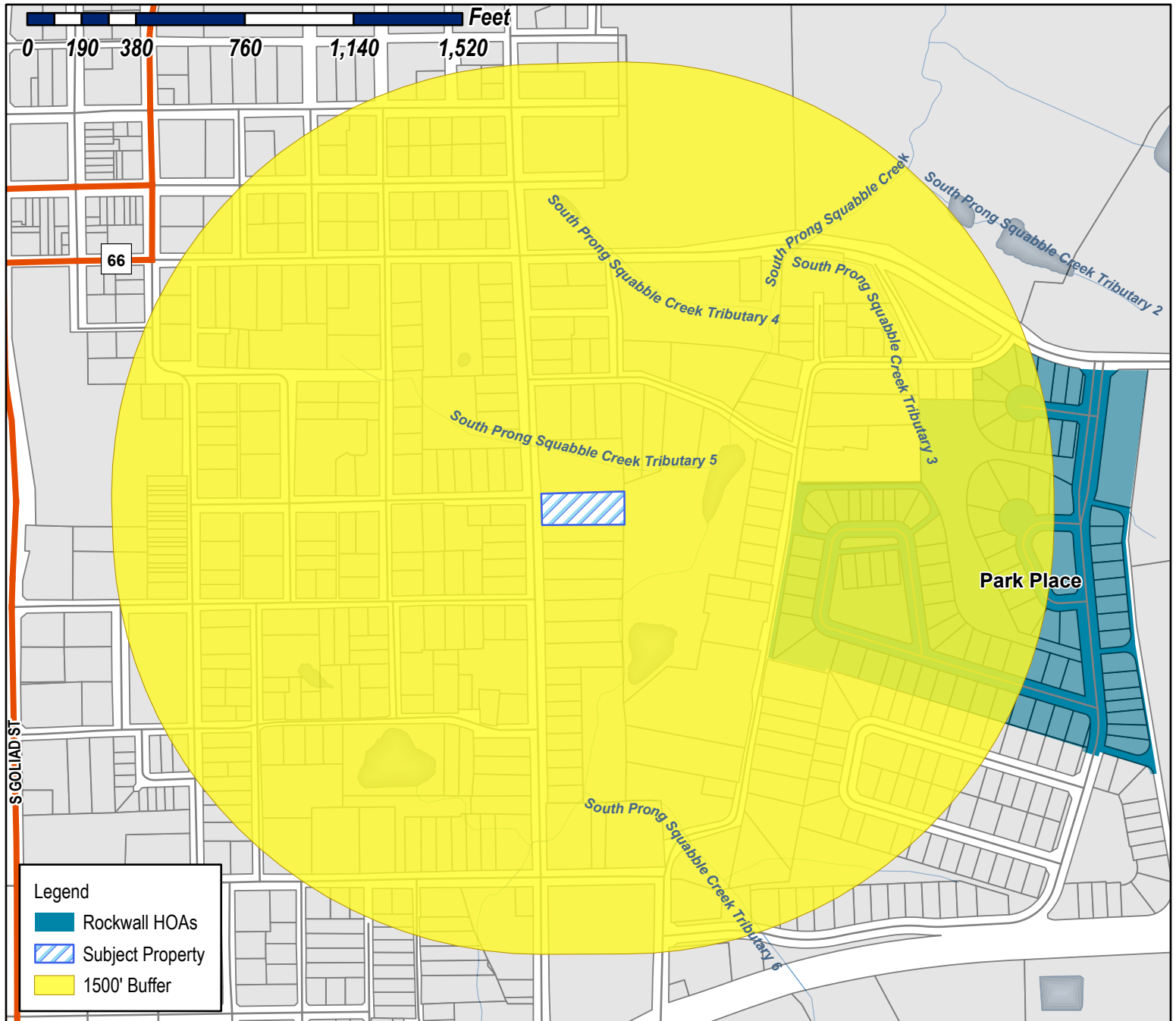
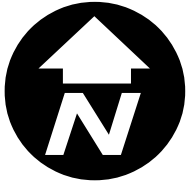




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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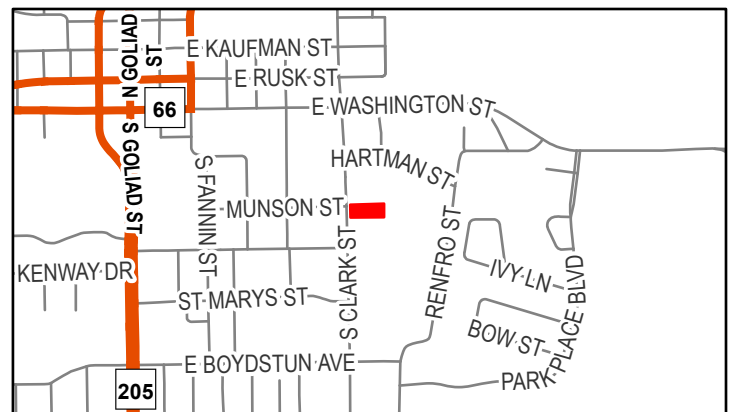
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Case Number: Z2022-031
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/17/2022

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



Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-031]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on June 24, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-031: SUP for Guest Quarters/Detached Garage

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

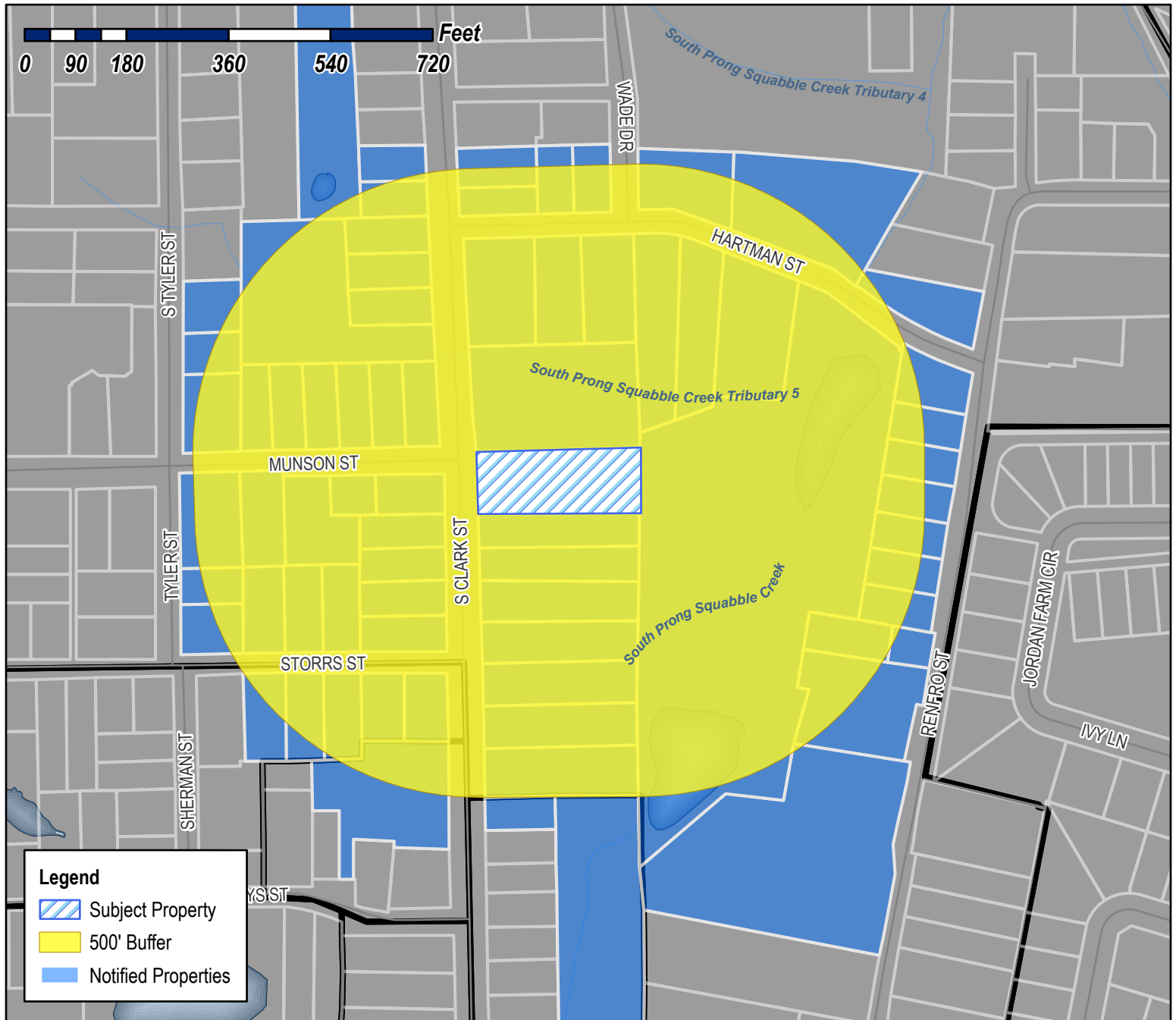
<http://www.rockwall.com/planning/>



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

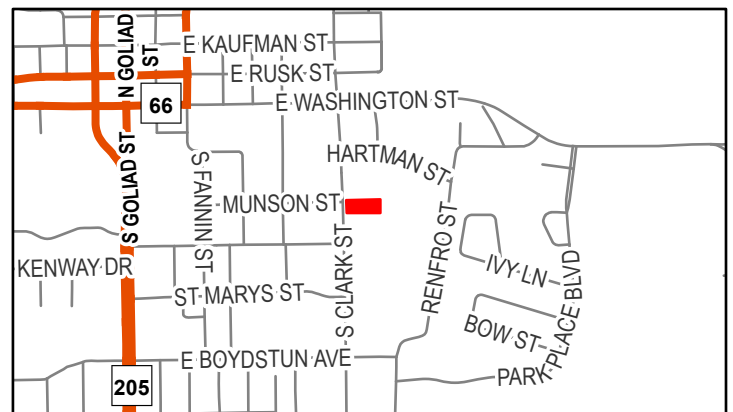
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2022-031
Case Name: SUP for Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/17/2022

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

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212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
309 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 RENFRO ST
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
410 RENFRO ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
500 RENFRO ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
504 MUNSON ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
505 MUNSON ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
612 STORRS ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6704 MCDONOUGH DRIVE
ROWLETT, TX 75089

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. These hearings 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 Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

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.

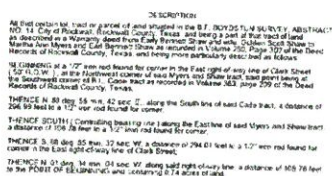
Name:

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

Current ARC GIS satellite image
with lot lines



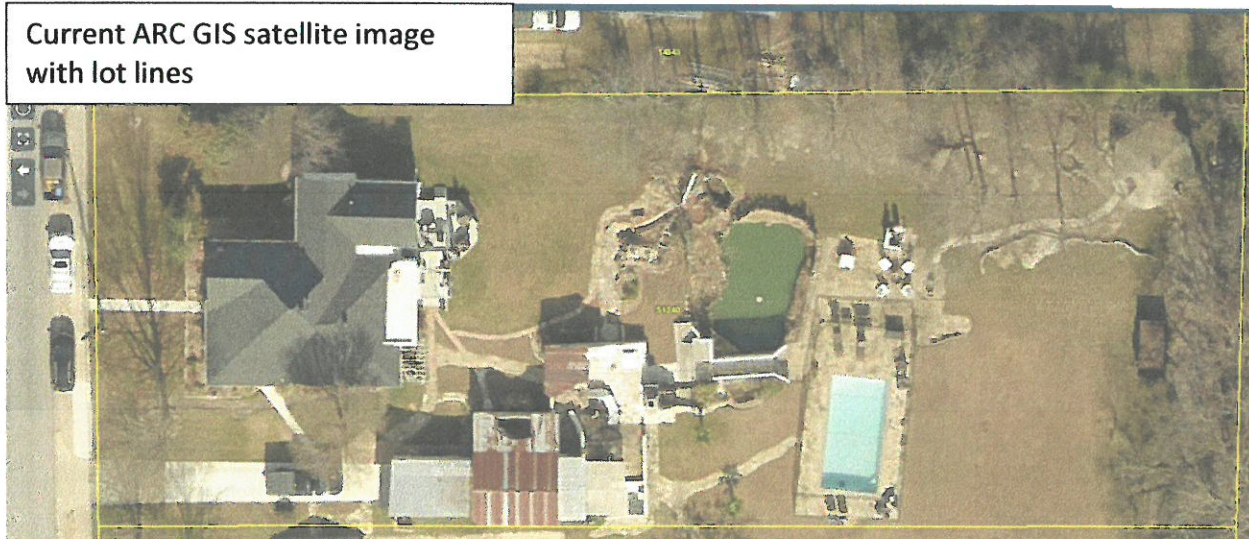
NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

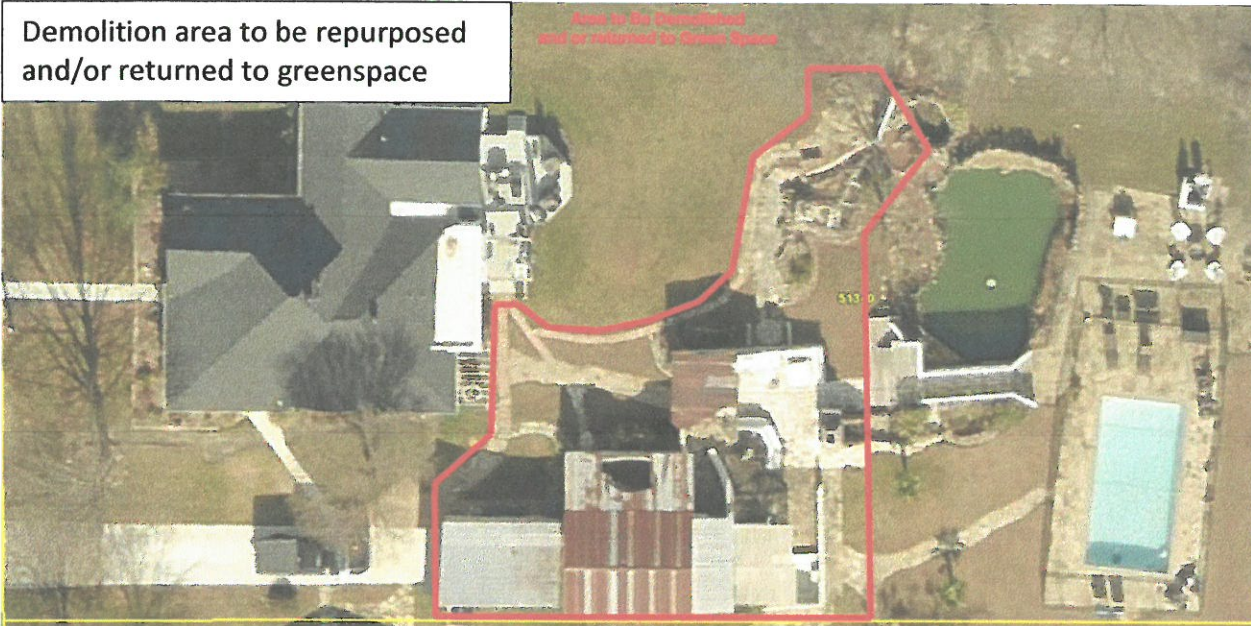
2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5-5011.

SURVEYOR'S CERTIFICATE
I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1942, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

[illegible]

Demolition area to be repurposed
and/or returned to greenspace



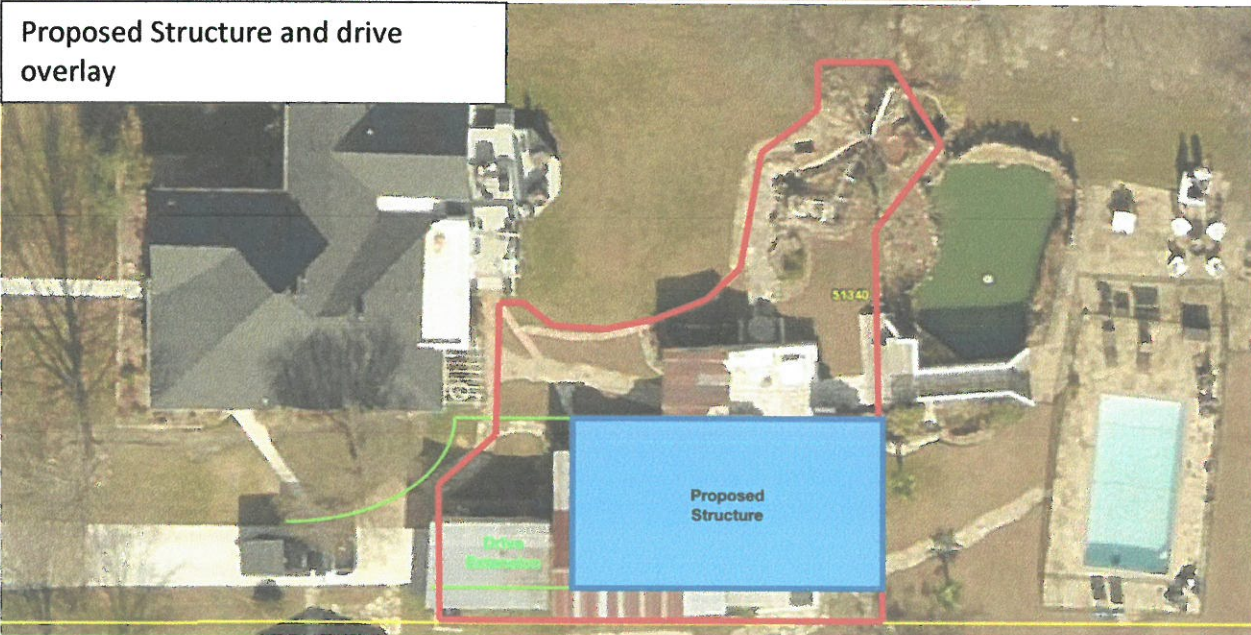
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



Current front elevation



Proposed front elevation
(approximation)





Approximation of Street facing (front wall) veneer and trim; 401 S. Clark Street garage addition.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS AND DETACHED GARAGE* ON A 0.7379-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 105A-1 OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for a *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* on a 0.7379-acre parcel of land being identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters* and *Detached Garage* shall not exceed a maximum size of 1,500 SF.
- (4) The maximum height of the *Guest Quarters* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full

force and effect.

SECTION 7. 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 1st DAY OF AUGUST, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 18, 2022

2nd Reading: August 1, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 401 S. Clark Street

Legal Description: Block 105A-1 of the B. F. Boydston Addition



Exhibit 'B':
Site Plan



Exhibit 'C':
Concept Building Elevations





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: June 16, 2022
APPLICANT: Mark and Veronica Combs
CASE NUMBER: H2022-012; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of demolishing five (5) structures and landscape features, constructing a new 1,500 SF guest quarters/detached garage, and expanding the driveway.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High*

Contributing Property, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to demolish five (5) structures and landscape features, construct a guest quarters/detached garage, and pave a larger driveway. The applicant has indicated that the roof area being demolished is approximately 1,521.50 SF and the total demolition area is approximately 4,637.70 SF. To replace the demolished structures the applicant is also requesting to construct a 30-foot by 50-foot or 1,500 SF guest quarters/detached. The guest quarters/detached garage will have 1,140 SF enclosed and 360 SF open porch facing the existing pool at the rear of the property. The guest quarters/detached garage will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. The applicant has indicated on their residential plot plan, in green, that they want to expand the driveway width just in front of the proposed guest quarters/detached garage. The applicant's letter indicates that the remaining area that is demolished will be returned to greenspace. The applicant has also indicated that despite requesting a guest quarters/detached garage that exceeds the maximum permissible size, their intent is to replace the incoherent and impractical accessory structures with one (1) new guest quarters/detached garage that is more consistent with the historic district and the existing home.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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

According to Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a structure may be demolished if the "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.” In this case, the accessory structures are considered to be *Non-Contributing* according to the 2017 *Historic Resource Survey* and are therefore eligible for demolition.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the scale, mass, volume, period and style” of new construction “shall be compatible with other historic buildings or structures in the Historic District.” In this case, the proposed guest quarters will be a white metal building, with black wood accents. The applicant has indicated in their letter that the front façade will incorporate the wood accents and features intended to complement the existing home. With this being said, the existing home is clad in vinyl siding, which has been painted white. Section 07 also states that driveways “should not exceed a width of ten feet.” In this case the proposed driveway exceeds ten (10) feet in width.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” While the applicant’s proposed scope of work for the demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the historic preservation guidelines within the UDC. With this being said, the proposed project does not appear to impair the historical integrity of the subject property nor will it negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of a Specific Use Permit (SUP) for a guest quarters that exceeds the maximum permissible size.

NOTIFICATIONS

On June 7, 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT **N/A** BLOCK **105A-1**

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 **Mark and Veronica Combs**

APPLICANT(S) NAME _____

ADDRESS **401 S. Clark Street**

ADDRESS _____

PHONE **214-732-9875**

PHONE _____

E-MAIL **firecombs@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: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

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

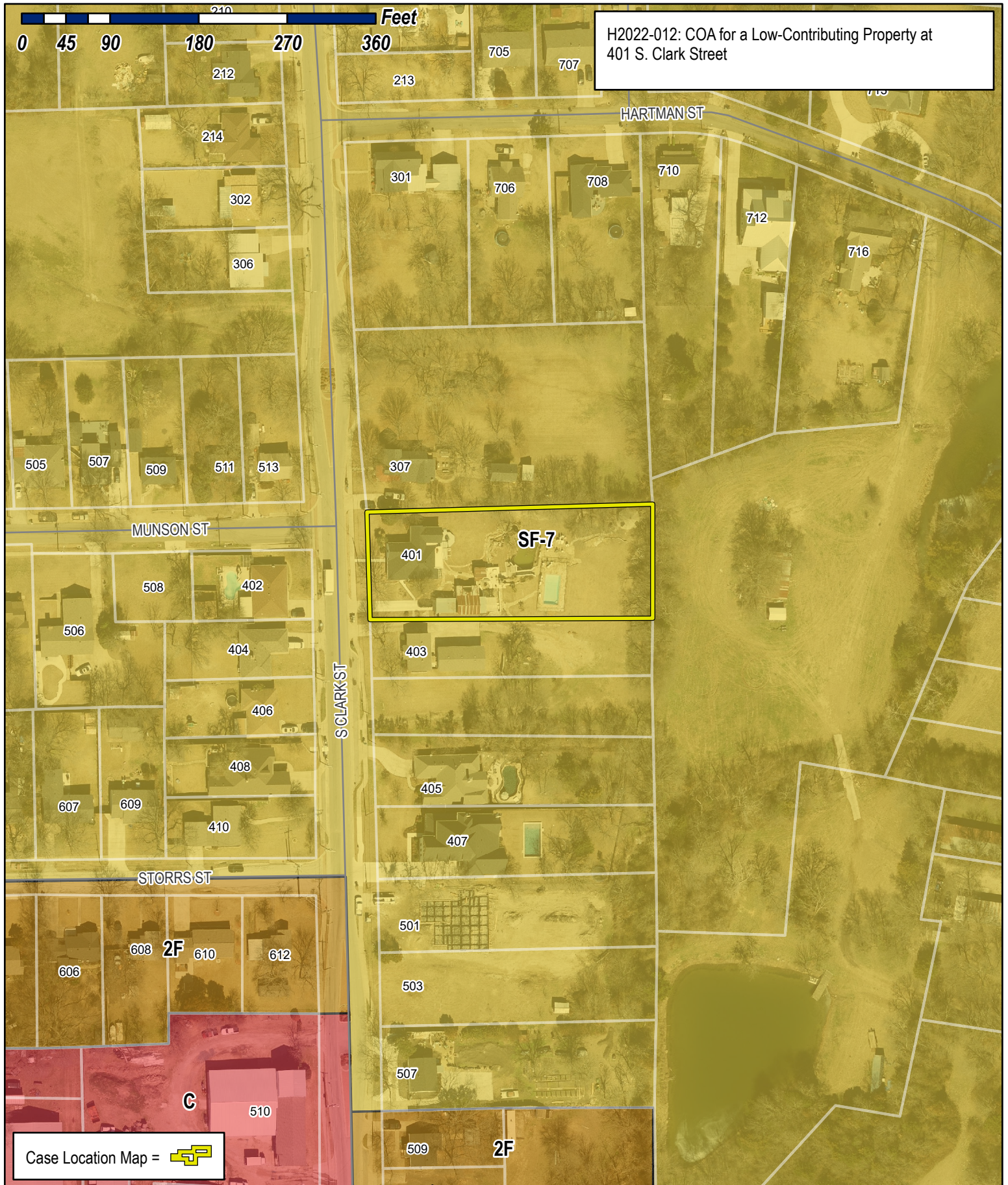
See Attachment(s)

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

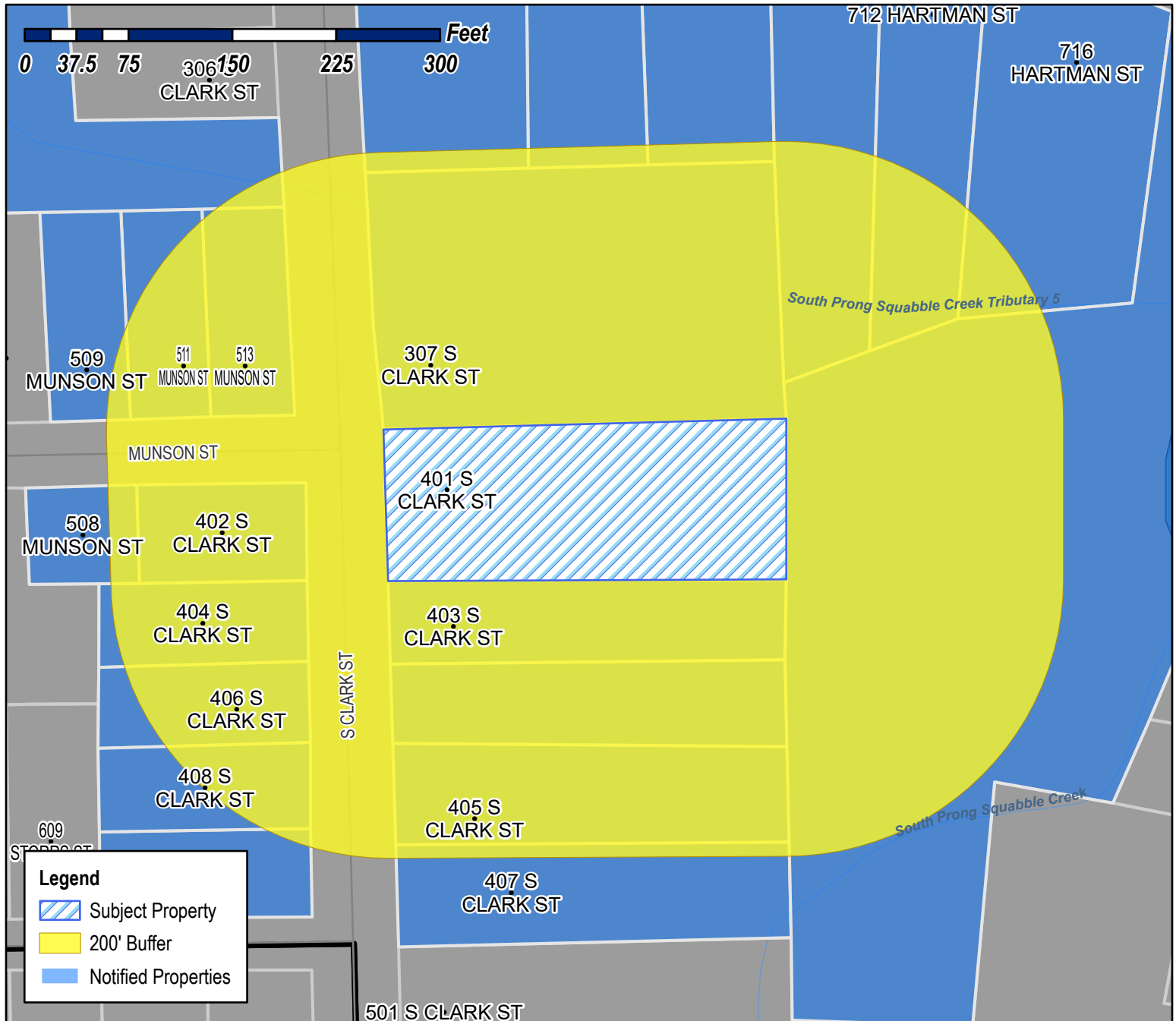




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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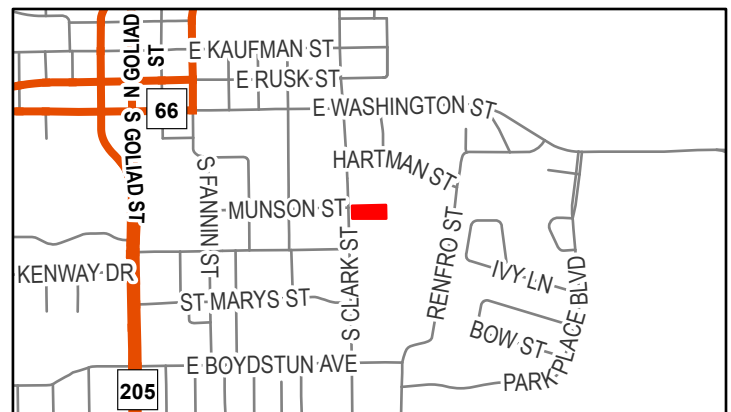
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Case Number: H2022-012
Case Name: COA for Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/7/2022

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



TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
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. H2022-012: COA for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings and the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings 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, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. H2022-012: COA for 401 S. Clark 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](#)



S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



Mark and Veronica Combs
401 S. Clark Street
Rockwall TX, 75087

Historic Preservation Board Advisory Committee
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall TX 75087

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark H. Combs', with a stylized flourish at the end.

Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



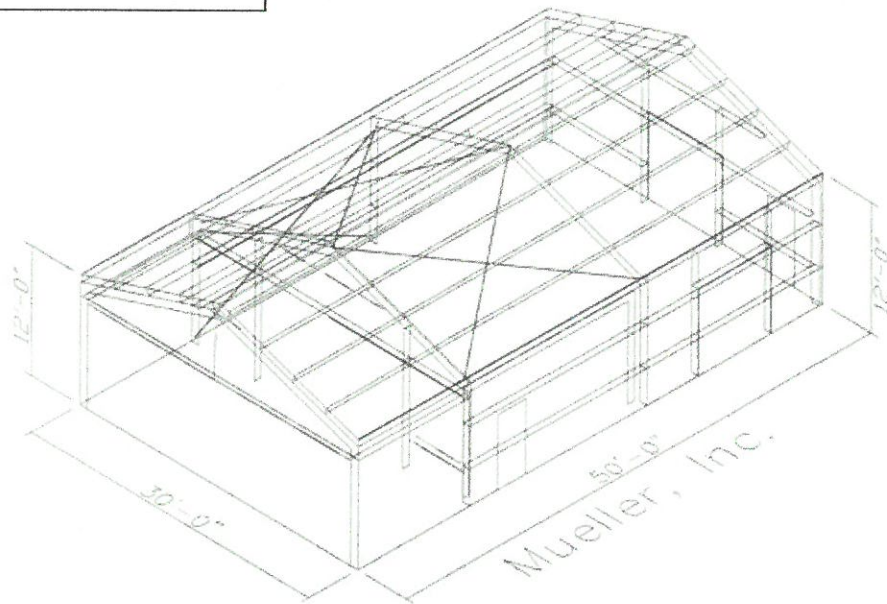
Existing Landscape and Structure



Existing Landscape and Structure



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accurately. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

BID 1

DESCRIPTION

COMBS GARAGE
30X50 1140SQ FT ENCLOSED
GABLE ROOF 4/12 PITCH
12' WALLS

TOTAL A/C	
GARAGES	1140
PORCHES	360
TOTAL SF	1500

THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.

BID 1

SECTION 1

1	ENG FLOOR PLANS AND DRAINAGE PLAN	\$	1,800.00
2	CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT	\$	1,500.00
3	PIERS INSPECTION & PRE-POUR INSPECTION	\$	250.00
4	RES CHECK FEE/ROUGH ENERGY/	\$	850.00

5	SURVEYS/FORM BOARD SURVEY/ELEVATIONS	\$	750.00
6	WATER METER 5/8" METER	IN WITH PERMITS	
7	CHEMICAL INJECTION & WATER USAGE & TESTING	\$	3,500.00
8	UTILITIES/ELECTRIC/WATER/RESTROOM	\$	1,800.00
9	BUILDERS RISK INSURANCE	\$	1,200.00
10	GENERAL LIABILITY INSURANCE	\$	500.00
11	SHEAR WALL PLAN		
12	HENLEY JOHNSON SOILS TEST		

13			
14			
15	SECTION 2		
16	PLUMBING STUBOUT FOR FUTURE	\$	1,500.00
17	PLUMBING FIXTURES-ESTIMATE		
18	ELECTRICAL	\$	5,000.00
19	A/C AND HEAT		
20	LOT PREP CUTTING LOT	\$	5,800.00
21	FOUNDATION (INCLUDES PIERS & PUMP TRUCK)	\$	19,500.00
22	FLAT WORK (DRIVEWAYS) ESTIMATE		
23	FINAL GRADE ESTIMATE		
24	FRAME MATERIAL	\$	30,000.00
25	FRAMING LABOR	\$	15,000.00
26	GUTTERS		
27	WINDOWS	\$	800.00
28	ROOFING	\$	6,500.00

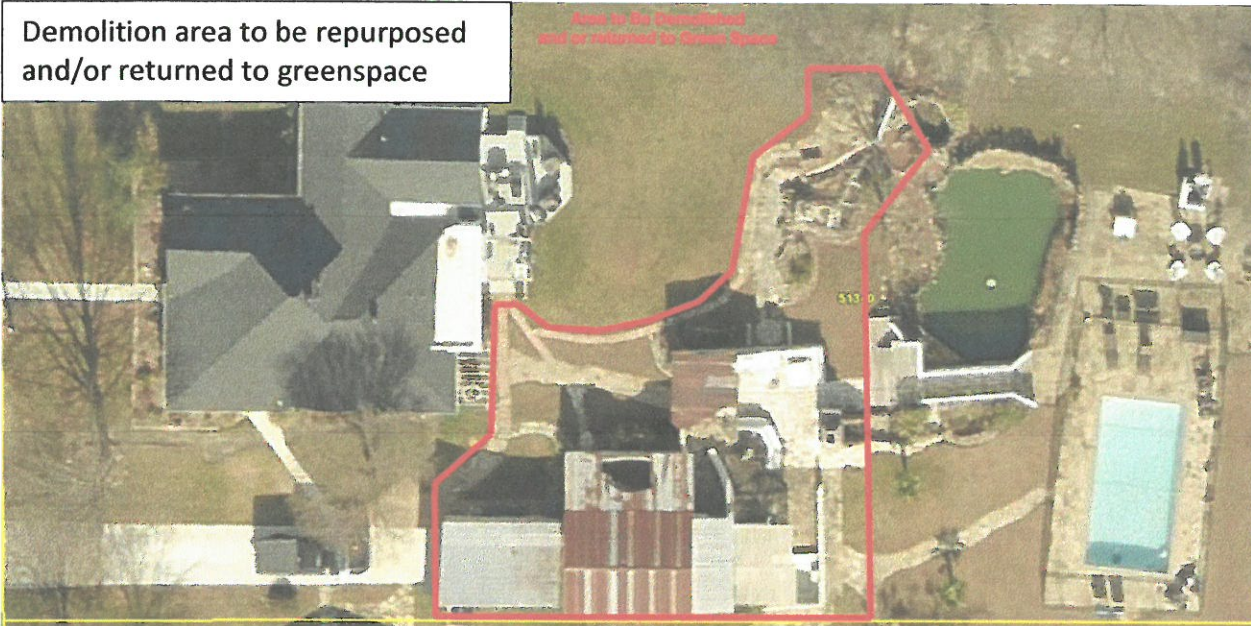
estimated

29	CABINETS		
30	METAL ROOF		
31			
32	SECTION 3		
33	PRETREAT FOUNDATION FOR TERMITES	\$	500.00
34	BRICK MATERIAL		
35	BRICK LABOR		
36	MASONARY SAND		
37	MASONARY CEMENT		
38	LINTELS		
39	STONE ON FIREPLACES-MATERIAL & LABOR		
40	FIREPLACE - 1 - INSIDE		
41	SCREENED IN PORCH		

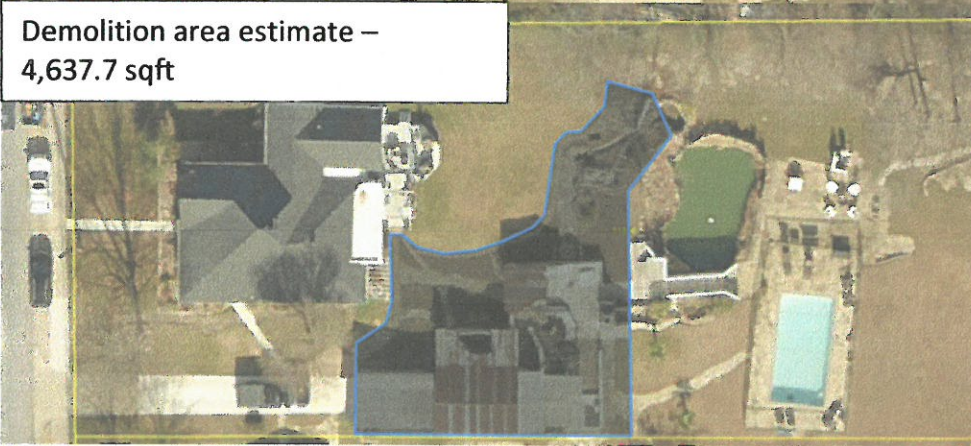
42			
43			
44	SECTION 4		
45	SHEETROCK AND LABOR(INCLUDES GARAGE)	n/a	
46	SPECIAL TEXTURES		
47	GARAGE DOORS	\$	4,000.00
48	INSULATION foam	\$	4,500.00
49	FRONT DOOR ONLY		
50	ALL OTHER EXTERIOR DOORS 1-3080 1-6080	\$	3,800.00
51	BACKPORCH SLIDER	N/A	
52	TRIM MATERIAL/STAIR PARTS/INSIDE DOORS		
53	TRIM LABOR		
54	WOOD FLOORS vinyl		
55	TILE LABOR ENTIRE HOUSE		
56	TILE MATERIAL ALLOWANCE		
57	GRANITE TOPS		

58	BACKSPLASH	
59	MIRRORS AND SHOWERS-ESTIMATE	
60	PAINT AND LABOR (INCLUDED GARAGE)	\$ 4,500.00
61	HARDWARE - ALLOWANCE	
62	LIGHT FIXTURES - ALLOWANCE	
63		
64		
65		
66	SECTION 5	
67	APPLIANCES	
68	SPRINKLER AND LANDSCAPE	
69	SECURITY SYSTEM (BURGLAR,FIRE, WIRING)	
70	PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE)	
71	EXPENSES	
72	EXTERIOR CLEAN building material	customer providing
73	INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN	
74	HARDWARE LABOR COST	
75	MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR	\$ 1,500.00
76	MATERIAL TO COVER FLOORS/WINDOWS/DOORS	
77	MAILBOX AND ADDRESS BLOCK	
78	CONTINGENCY ALLOWANCE	
79	METAL FIREPLACE CAPS	
80	POWER WASH GARAGE	
81	POWER WASH EXTERIOR OF HOUE FOR TOUCH UP	N/A
82		
83		
84		
85	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
88		

Demolition area to be repurposed
and/or returned to greenspace



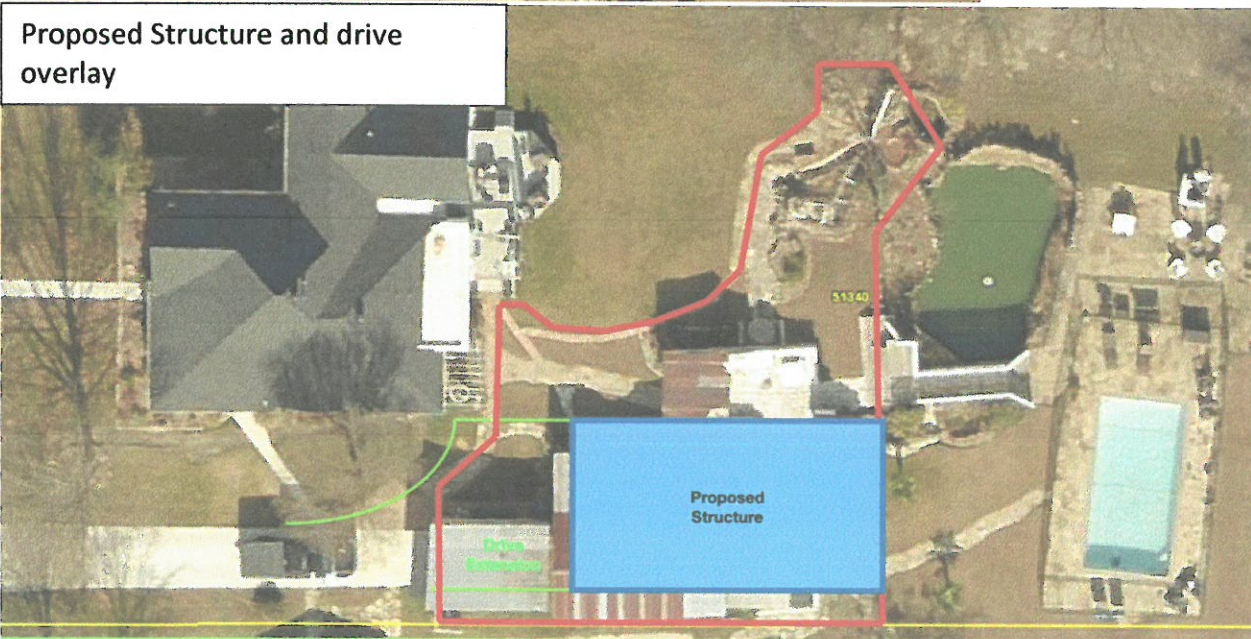
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



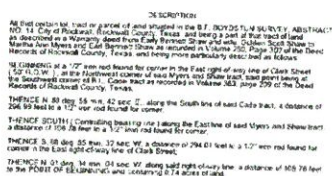
Current front elevation



Proposed front elevation
(approximation)



Current ARC GIS satellite image
with lot lines



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

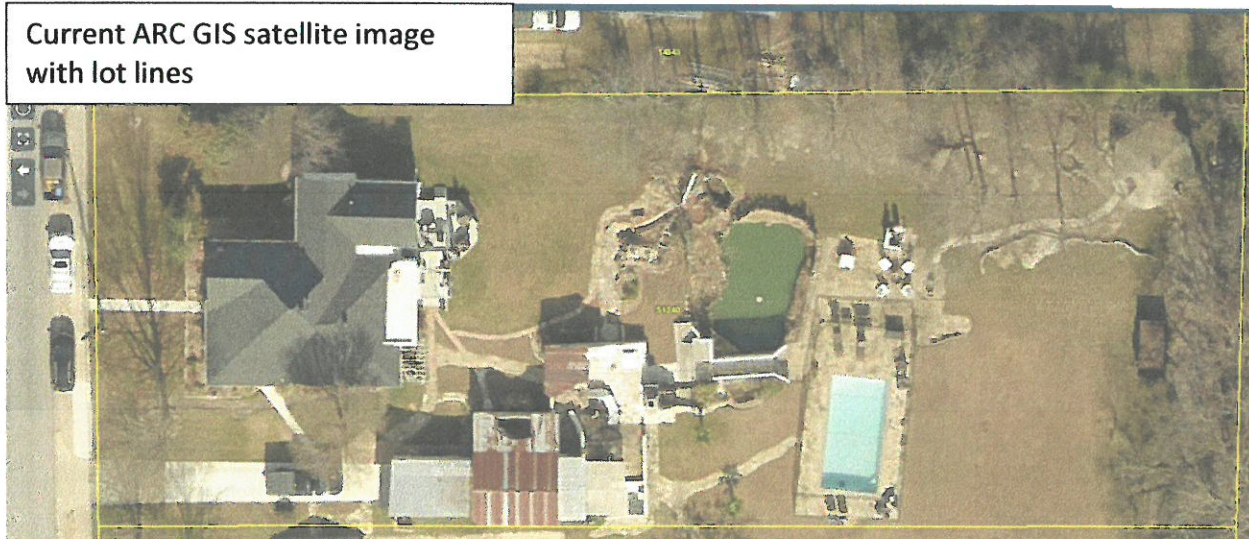
3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5-5011.

SURVEYOR'S CERTIFICATE

I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1942, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

The image is a composite of three items related to land surveying:

- Top Left:** A handwritten signature in black ink, appearing to read "R. S. C. I.".
- Top Center:** A circular surveyor's seal for the State of Florida. The seal features a five-pointed star in the center, surrounded by the words "SURVEYOR" and "STATE OF FLORIDA". Below the star, the name "R. S. C. I." is inscribed.
- Top Right:** A page from a surveyor's logbook. It has a header with the words "DATE" and "EARTH". Below this, there are several rows of handwritten entries, including numbers and dates, and a section for "REMARKS" with a large "X" mark.
- Bottom:** A large, bold, black text overlay that reads "R.S.C.I. LAND SURVEYING". Below this, in smaller text, is "RICHARD S. C. I. LAND SURVEYING, INC. 1000 N. W. 10th Ave. Suite 1000 Fort Lauderdale, FL 33304".





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: July 12, 2022

APPLICANT: Mark and Veronica Combs

CASE NUMBER: Z2022-031; *Specific Use Permit for a Guest Quarters/Detached Garage at 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary..

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the *2017 Historic Resource Survey*. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. On June 16, 2022, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA), a *Small Matching Grant*, and a *Building Permit Fee Waiver* associated with the demolition of existing structures on the subject property and construction of the proposed *Guest Quarters/Detached Garage*.

PURPOSE

The applicants -- *Mark and Veronica Combs* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High Contributing Property*, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter of explanation, residential plot plan, and conceptual building elevations. The applicant has indicated that they are demolishing approximately 4,637.70 SF of existing accessory structures and landscape features. Of the proposed structures to be removed approximately 1,521.50 SF is currently under roof. To replace the removed structures, the applicant is requesting to construct a 30-foot by 50-foot or 1,500 SF *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 1,140 SF enclosed area and 360 SF open porch facing the existing pool at the rear of the property. The *Guest Quarters/Detached Garage* will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. According to the applicant the structure will be used as a shop and garage; however, there will be a bathroom, which is an element of a dwelling unit that qualifies this request as a *Guest Quarters*.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters* as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family 7 (SF-7) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

STAFF ANALYSIS

In this case, the applicant's request generally conforms to the density and dimensional requirements for a *Guest Quarters/Detached Garage*; however, it does not adhere to the maximum allowable size. *Guest Quarters* are permitted to be 30% of the square footage of the primary structure. In this case, the applicant is permitted by right a 624 SF (*i.e. 2,080 SF * 30% = 624 SF*) *Guest Quarters*. Staff should also point out that the maximum permissible size of a detached garage is 600 SF. With that being said the applicant is requesting a 1,500 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size by 876 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture. Being located within the Old Town Rockwall (OTR) Historic District the applicant had to first receive a Certificate of Appropriateness (COA), which on June 16, 2022 the Historic Preservation Advisory Board (HPAB) recommended approval of the *Guest Quarters/ Detached Garage* by a vote of 5-0, with Board Members McClintock and Miller absent. With

this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 21, 2022, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Park Place Homeowner's Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back in regards to the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The *Guest Quarters/Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Guest Quarters/Detached Garage* shall not exceed a maximum size of 1,500 SF;
 - (c) The *Guest Quarters/Detached Garage* shall exceed 15-feet in height at the roof midpoint;
 - (d) The *Guest Quarters/Detached Garage* shall not be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2202-031

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 401 S. Clark Street

SUBDIVISION BF Boydston

LOT

N/A

BLOCK

105A-1

GENERAL LOCATION Clark Street between Munson and Williams

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 0.7379

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER Mark and Veronica Combs

☐ APPLICANT Mark Combs

CONTACT PERSON Mark Combs

CONTACT PERSON Mark Combs

ADDRESS 401 S. Clark Street

ADDRESS 401 S. Clark Street

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 214-732-9875

PHONE 214-732-9875

E-MAIL firecombs@gmail.com

E-MAIL firecombs@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark H. Combs [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

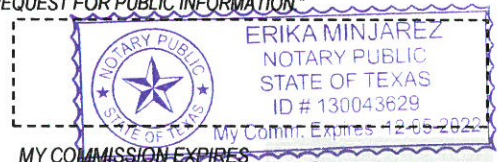
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Erika Minjarez



MY COMMISSION EXPIRES

12-05-2022



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

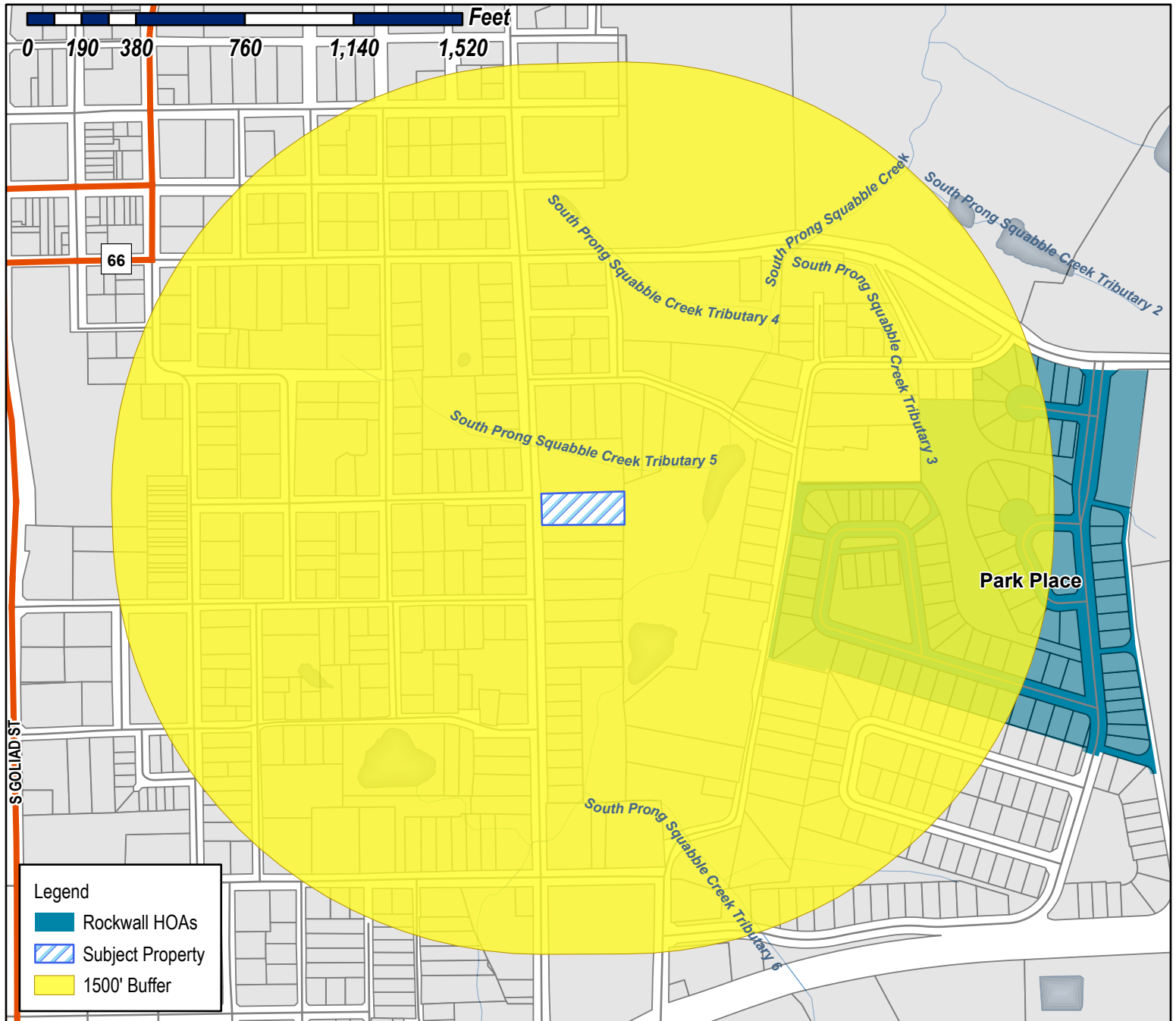




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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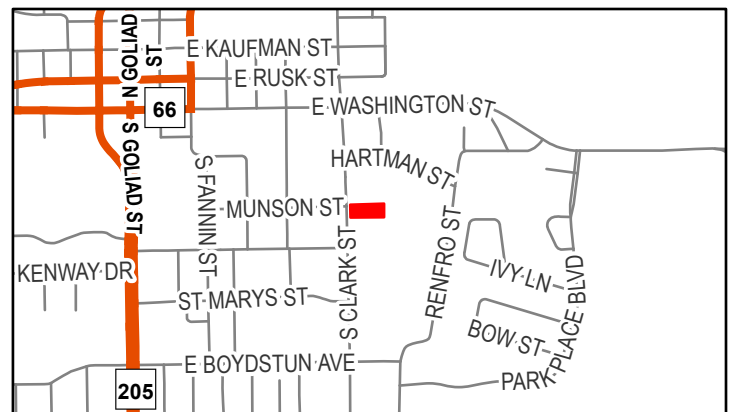
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Case Number: Z2022-031
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/17/2022

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



Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-031]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on June 24, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-031: SUP for Guest Quarters/Detached Garage

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

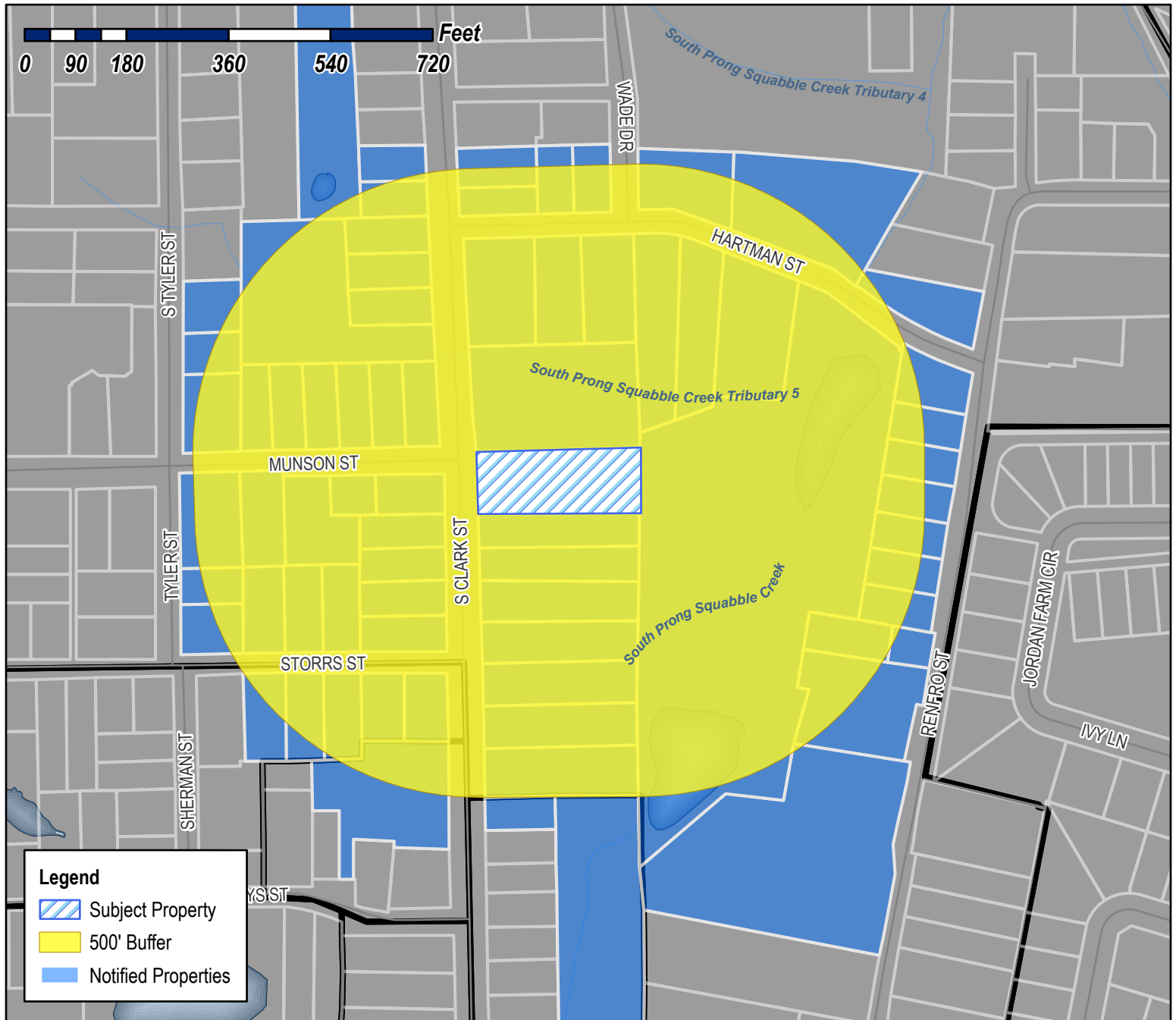
<http://www.rockwall.com/planning/>



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

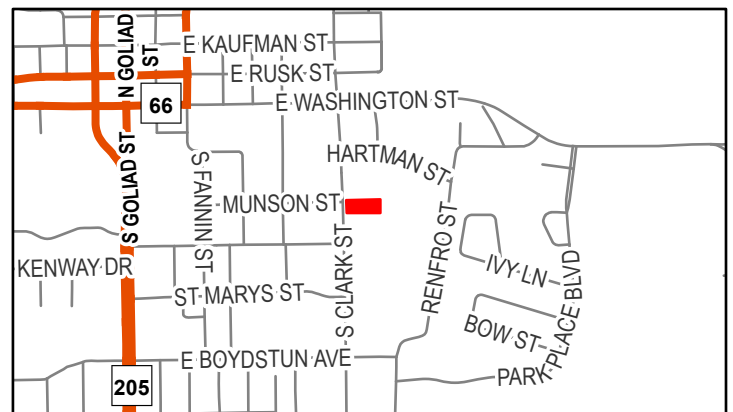
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2022-031
Case Name: SUP for Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/17/2022

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
309 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
402 RENFRO ST
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
404 RENFRO ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
406 RENFRO ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
410 RENFRO ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
500 RENFRO ST
ROCKWALL, TX 75087

HUDSON KATIE
501 MUNSON ST
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
504 MUNSON ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
505 MUNSON ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
612 STORRS ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6704 MCDONOUGH DRIVE
ROWLETT, TX 75089

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. These hearings 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 Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

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.

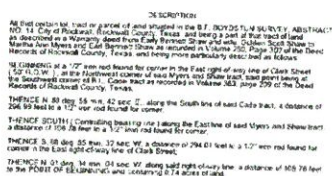
Name:

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

Current ARC GIS satellite image
with lot lines



NOTES

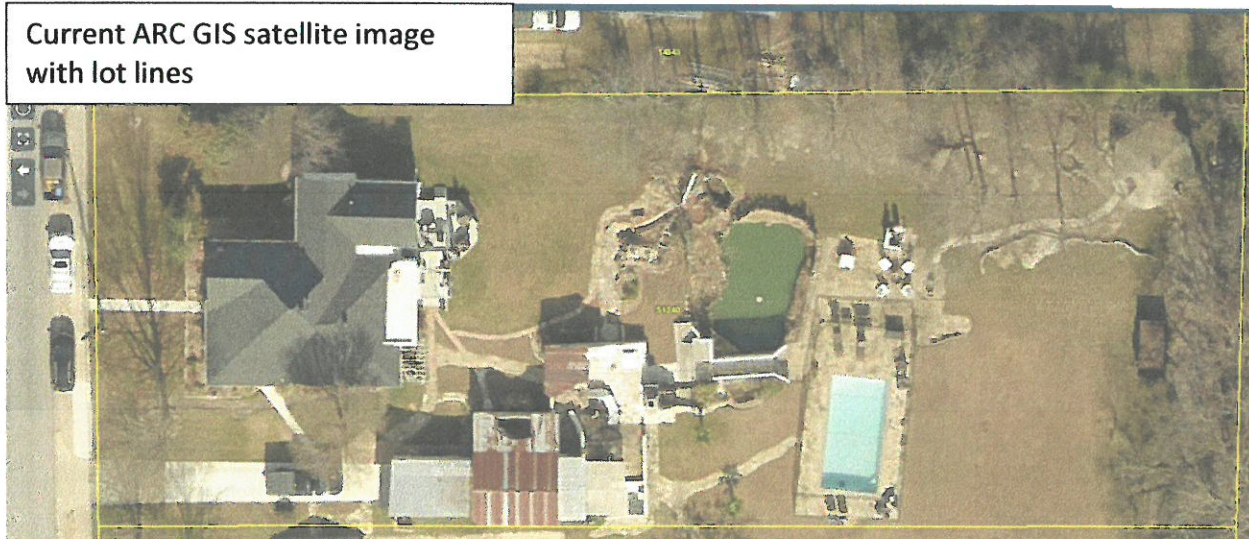
1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

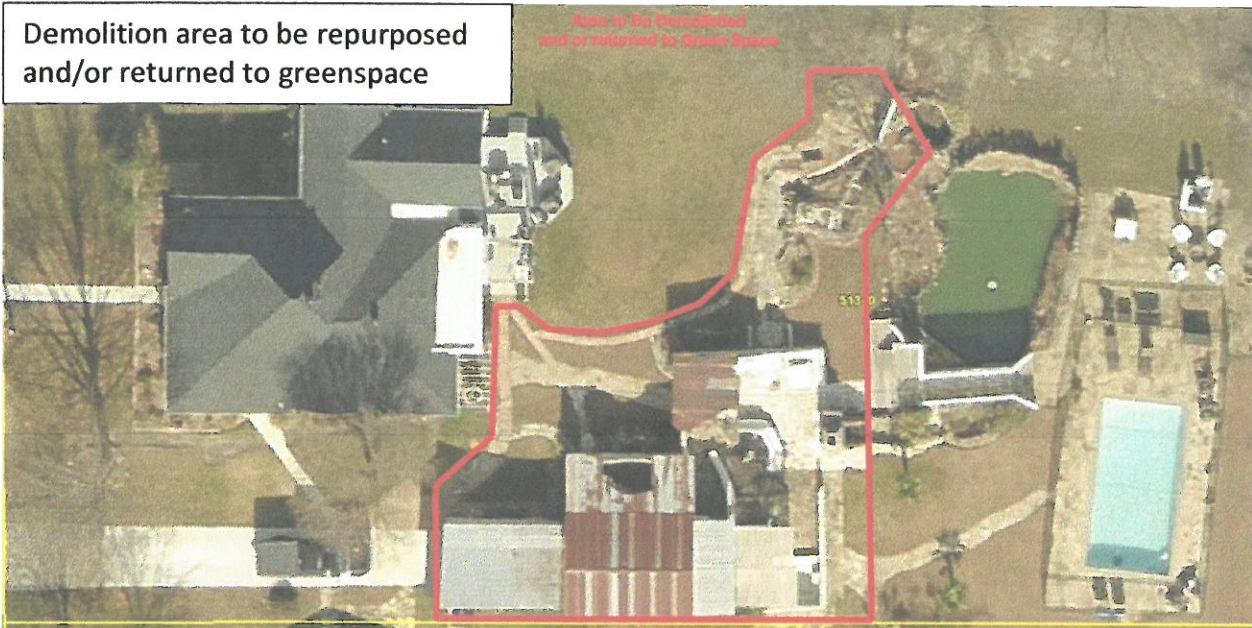
3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5-5011.

SURVEYOR'S CERTIFICATE

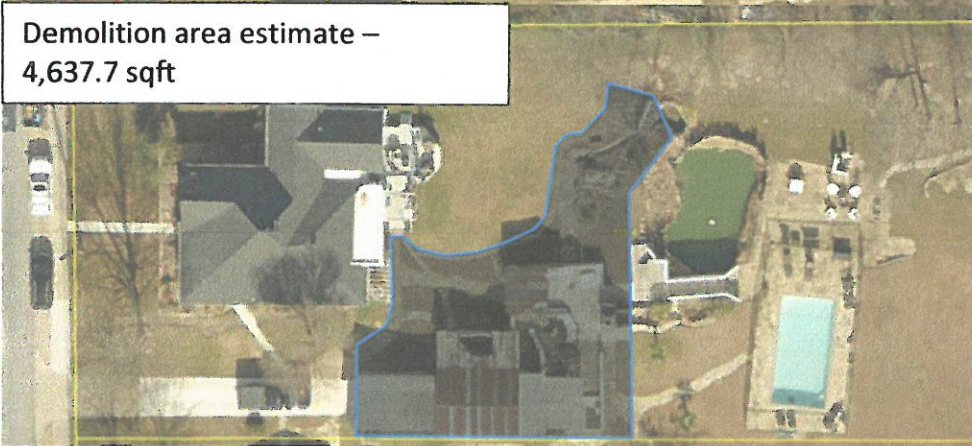
I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1942, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

[illegible]

Demolition area to be repurposed
and/or returned to greenspace



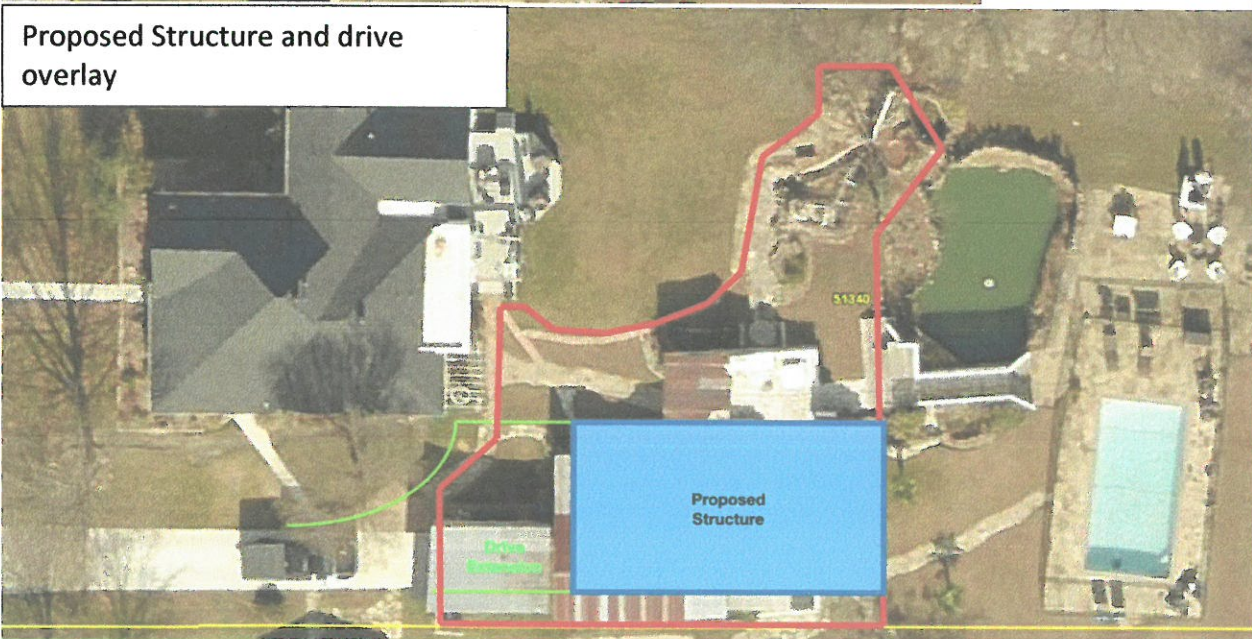
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



Current front elevation



Proposed front elevation
(approximation)





Approximation of Street facing (front wall) veneer and trim; 401 S. Clark Street garage addition.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS AND DETACHED GARAGE* ON A 0.7379-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 105A-1 OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for a *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* on a 0.7379-acre parcel of land being identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters* and *Detached Garage* shall not exceed a maximum size of 1,500 SF.
- (4) The maximum height of the *Guest Quarters* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full

force and effect.

SECTION 7. 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 1st DAY OF AUGUST, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 18, 2022

2nd Reading: August 1, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 401 S. Clark Street

Legal Description: Block 105A-1 of the B. F. Boydston Addition



Exhibit 'B':
Site Plan



Exhibit 'C':
Concept Building Elevations





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: June 16, 2022

APPLICANT: Mark and Veronica Combs

CASE NUMBER: H2022-012; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the *2017 Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of demolishing five (5) structures and landscape features, constructing a new 1,500 SF guest quarters/detached garage, and expanding the driveway.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High*

Contributing Property, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to demolish five (5) structures and landscape features, construct a guest quarters/detached garage, and pave a larger driveway. The applicant has indicated that the roof area being demolished is approximately 1,521.50 SF and the total demolition area is approximately 4,637.70 SF. To replace the demolished structures the applicant is also requesting to construct a 30-foot by 50-foot or 1,500 SF guest quarters/detached. The guest quarters/detached garage will have 1,140 SF enclosed and 360 SF open porch facing the existing pool at the rear of the property. The guest quarters/detached garage will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. The applicant has indicated on their residential plot plan, in green, that they want to expand the driveway width just in front of the proposed guest quarters/detached garage. The applicant's letter indicates that the remaining area that is demolished will be returned to greenspace. The applicant has also indicated that despite requesting a guest quarters/detached garage that exceeds the maximum permissible size, their intent is to replace the incoherent and impractical accessory structures with one (1) new guest quarters/detached garage that is more consistent with the historic district and the existing home.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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

According to Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a structure may be demolished if the "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.” In this case, the accessory structures are considered to be *Non-Contributing* according to the 2017 *Historic Resource Survey* and are therefore eligible for demolition.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the scale, mass, volume, period and style” of new construction “shall be compatible with other historic buildings or structures in the Historic District.” In this case, the proposed guest quarters will be a white metal building, with black wood accents. The applicant has indicated in their letter that the front façade will incorporate the wood accents and features intended to complement the existing home. With this being said, the existing home is clad in vinyl siding, which has been painted white. Section 07 also states that driveways “should not exceed a width of ten feet.” In this case the proposed driveway exceeds ten (10) feet in width.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” While the applicant’s proposed scope of work for the demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the historic preservation guidelines within the UDC. With this being said, the proposed project does not appear to impair the historical integrity of the subject property nor will it negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of a Specific Use Permit (SUP) for a guest quarters that exceeds the maximum permissible size.

NOTIFICATIONS

On June 7, 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT **N/A** BLOCK **105A-1**

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 **Mark and Veronica Combs**

APPLICANT(S) NAME _____

ADDRESS **401 S. Clark Street**

ADDRESS _____

PHONE **214-732-9875**

PHONE _____

E-MAIL **firecombs@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: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

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

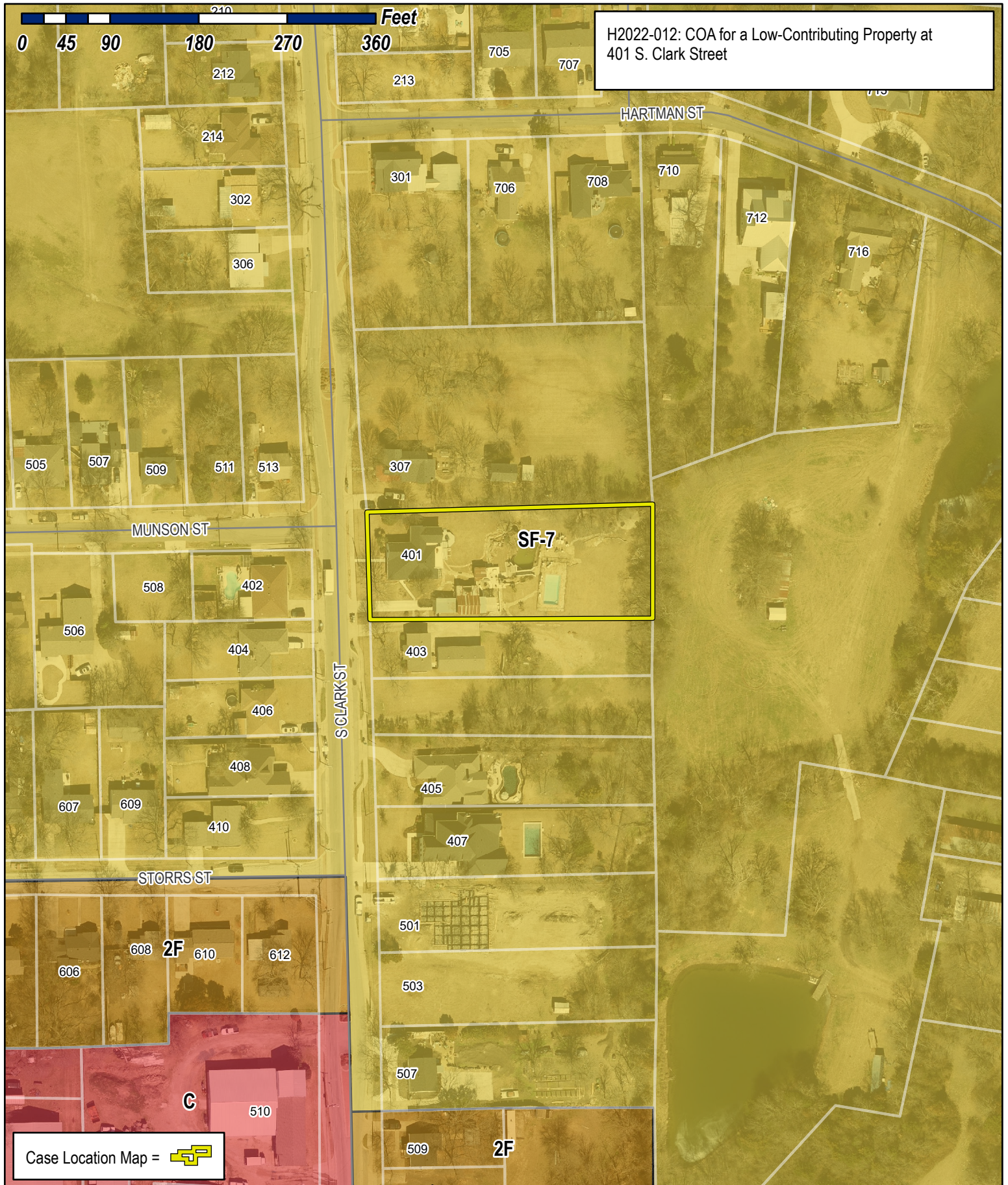
See Attachment(s)

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

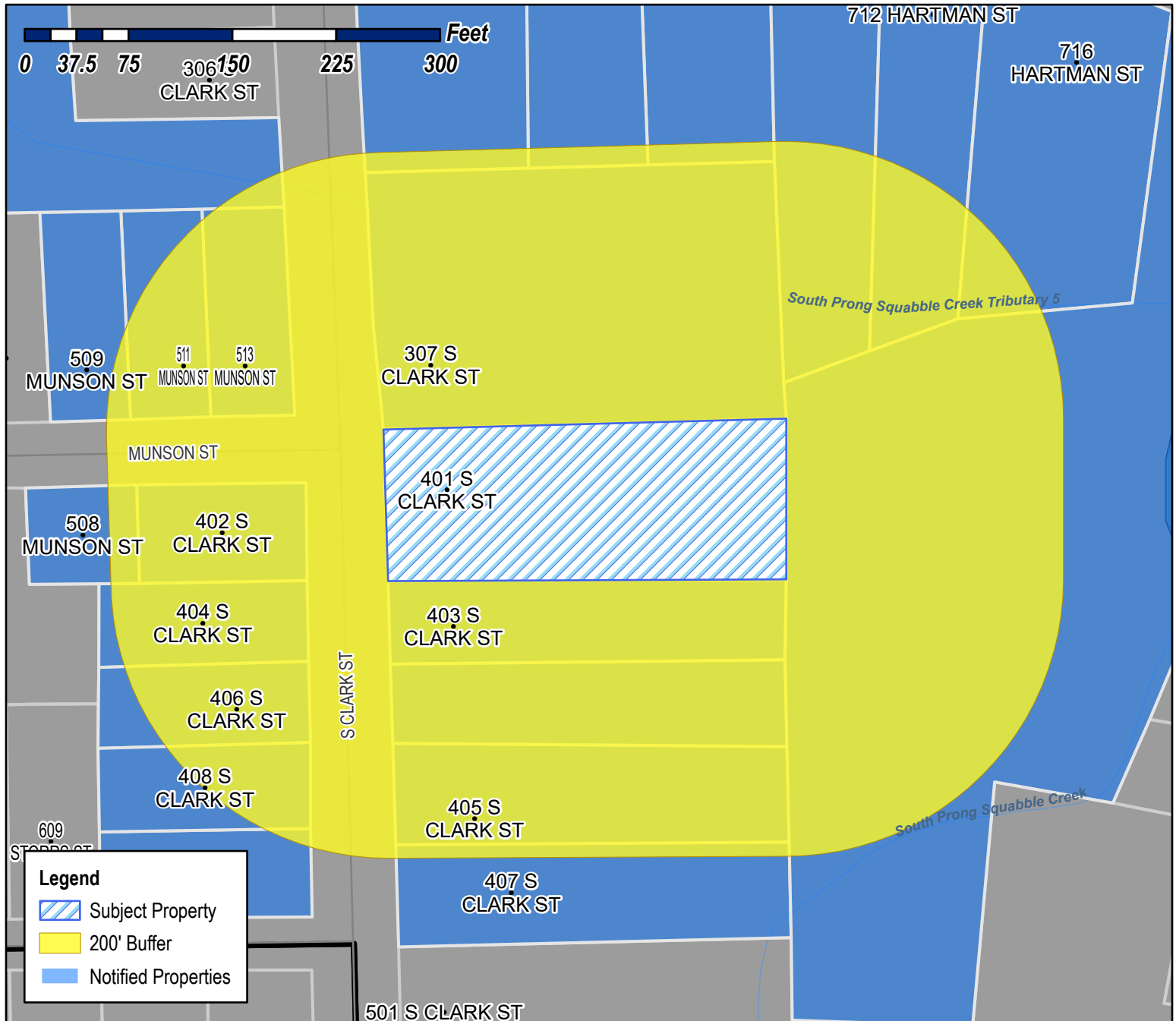




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

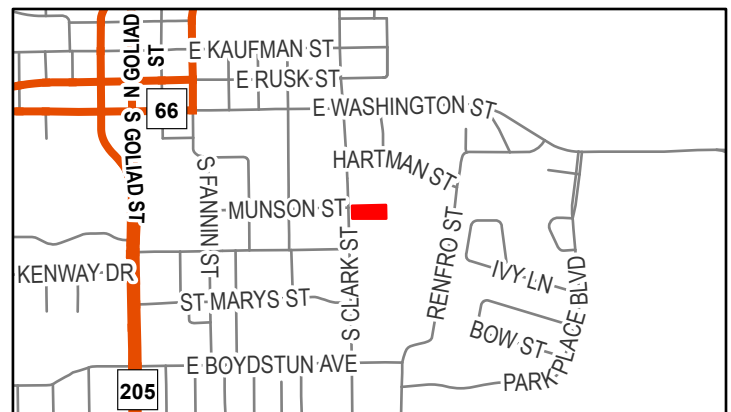
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Case Number: H2022-012
Case Name: COA for Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/7/2022

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



TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
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. H2022-012: COA for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings and the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings 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, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. H2022-012: COA for 401 S. Clark 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



S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



Mark and Veronica Combs
401 S. Clark Street
Rockwall TX, 75087

Historic Preservation Board Advisory Committee
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall TX 75087

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark H. Combs', with a stylized flourish at the end.

Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



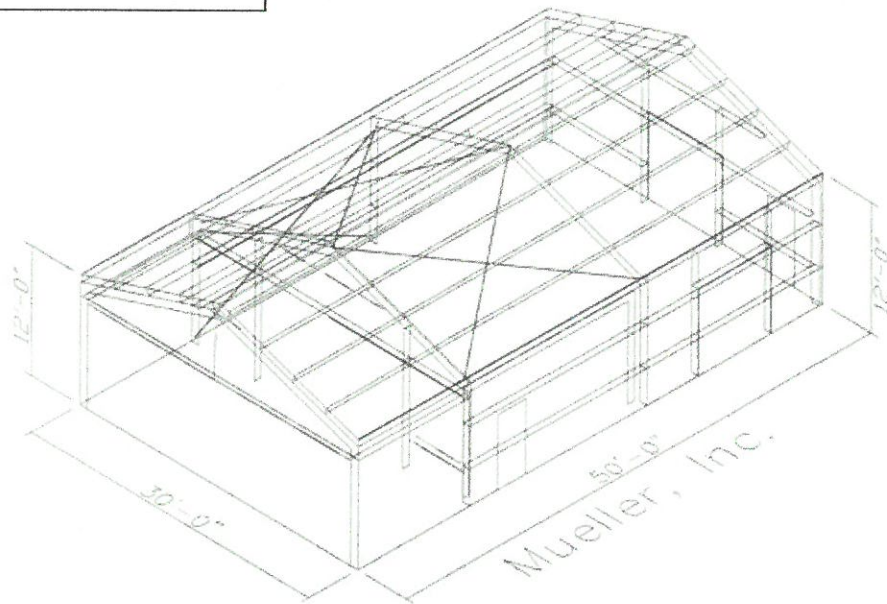
Existing Landscape and Structure



Existing Landscape and Structure



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accuracy. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

BID 1

DESCRIPTION

COMBS GARAGE
30X50 1140SQ FT ENCLOSED
GABLE ROOF 4/12 PITCH
12' WALLS

TOTAL A/C	
GARAGES	1140
PORCHES	360
TOTAL SF	1500

THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.

BID 1

SECTION 1

1	ENG FLOOR PLANS AND DRAINAGE PLAN	\$	1,800.00
2	CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT	\$	1,500.00
3	PIERS INSPECTION & PRE-POUR INSPECTION	\$	250.00
4	RES CHECK FEE/ROUGH ENERGY/	\$	850.00

5	SURVEYS/FORM BOARD SURVEY/ELEVATIONS	\$	750.00
6	WATER METER 5/8" METER	IN WITH PERMITS	
7	CHEMICAL INJECTION & WATER USAGE & TESTING	\$	3,500.00
8	UTILITIES/ELECTRIC/WATER/RESTROOM	\$	1,800.00
9	BUILDERS RISK INSURANCE	\$	1,200.00
10	GENERAL LIABILITY INSURANCE	\$	500.00
11	SHEAR WALL PLAN		
12	HENLEY JOHNSON SOILS TEST		

13			
14			
15	SECTION 2		
16	PLUMBING STUBOUT FOR FUTURE	\$	1,500.00
17	PLUMBING FIXTURES-ESTIMATE		
18	ELECTRICAL	\$	5,000.00
19	A/C AND HEAT		
20	LOT PREP CUTTING LOT	\$	5,800.00
21	FOUNDATION (INCLUDES PIERS & PUMP TRUCK)	\$	19,500.00
22	FLAT WORK (DRIVEWAYS) ESTIMATE		
23	FINAL GRADE ESTIMATE		
24	FRAME MATERIAL	\$	30,000.00
25	FRAMING LABOR	\$	15,000.00
26	GUTTERS		
27	WINDOWS	\$	800.00
28	ROOFING	\$	6,500.00

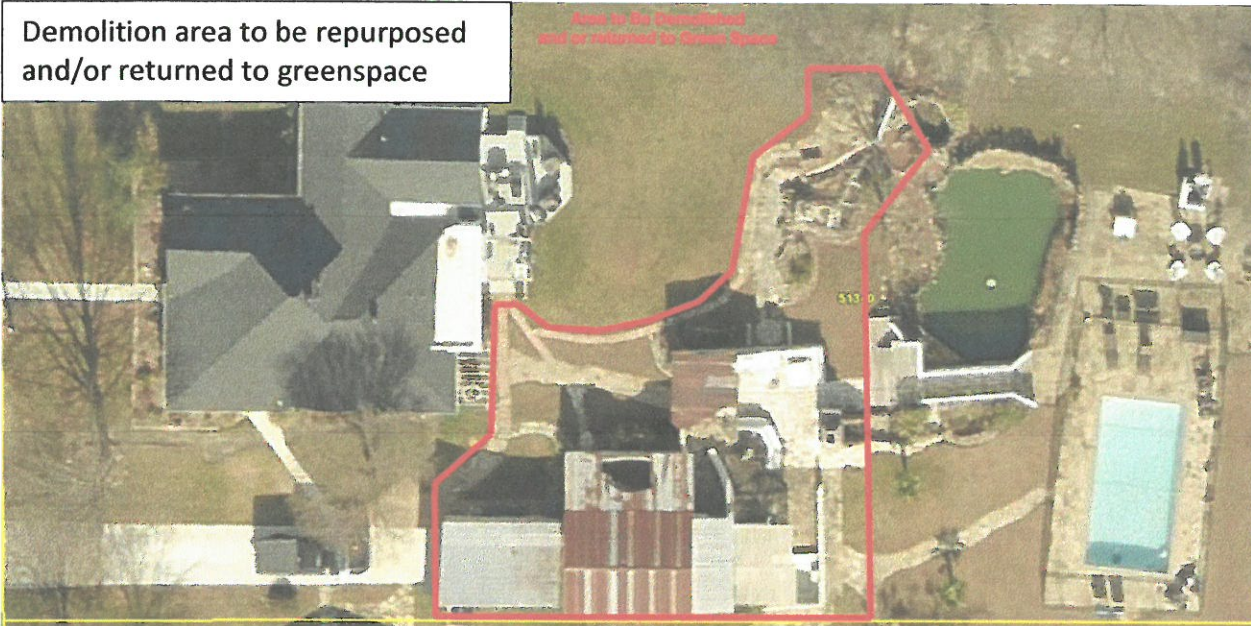
estimated

29	CABINETS		
30	METAL ROOF		
31			
32	SECTION 3		
33	PRETREAT FOUNDATION FOR TERMITES	\$	500.00
34	BRICK MATERIAL		
35	BRICK LABOR		
36	MASONARY SAND		
37	MASONARY CEMENT		
38	LINTELS		
39	STONE ON FIREPLACES-MATERIAL & LABOR		
40	FIREPLACE - 1 - INSIDE		
41	SCREENED IN PORCH		

42			
43			
44	SECTION 4		
45	SHEETROCK AND LABOR(INCLUDES GARAGE)	n/a	
46	SPECIAL TEXTURES		
47	GARAGE DOORS	\$	4,000.00
48	INSULATION foam	\$	4,500.00
49	FRONT DOOR ONLY		
50	ALL OTHER EXTERIOR DOORS 1-3080 1-6080	\$	3,800.00
51	BACKPORCH SLIDER	N/A	
52	TRIM MATERIAL/STAIR PARTS/INSIDE DOORS		
53	TRIM LABOR		
54	WOOD FLOORS vinyl		
55	TILE LABOR ENTIRE HOUSE		
56	TILE MATERIAL ALLOWANCE		
57	GRANITE TOPS		

58	BACKSPLASH	
59	MIRRORS AND SHOWERS-ESTIMATE	
60	PAINT AND LABOR (INCLUDED GARAGE)	\$ 4,500.00
61	HARDWARE - ALLOWANCE	
62	LIGHT FIXTURES - ALLOWANCE	
63		
64		
65		
66	SECTION 5	
67	APPLIANCES	
68	SPRINKLER AND LANDSCAPE	
69	SECURITY SYSTEM (BURGLAR,FIRE, WIRING)	
70	PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE)	
71	EXPENSES	
72	EXTERIOR CLEAN building material	customer providing
73	INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN	
74	HARDWARE LABOR COST	
75	MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR	\$ 1,500.00
76	MATERIAL TO COVER FLOORS/WINDOWS/DOORS	
77	MAILBOX AND ADDRESS BLOCK	
78	CONTINGENCY ALLOWANCE	
79	METAL FIREPLACE CAPS	
80	POWER WASH GARAGE	
81	POWER WASH EXTERIOR OF HOUE FOR TOUCH UP	N/A
82		
83		
84		
85	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
88		

Demolition area to be repurposed
and/or returned to greenspace



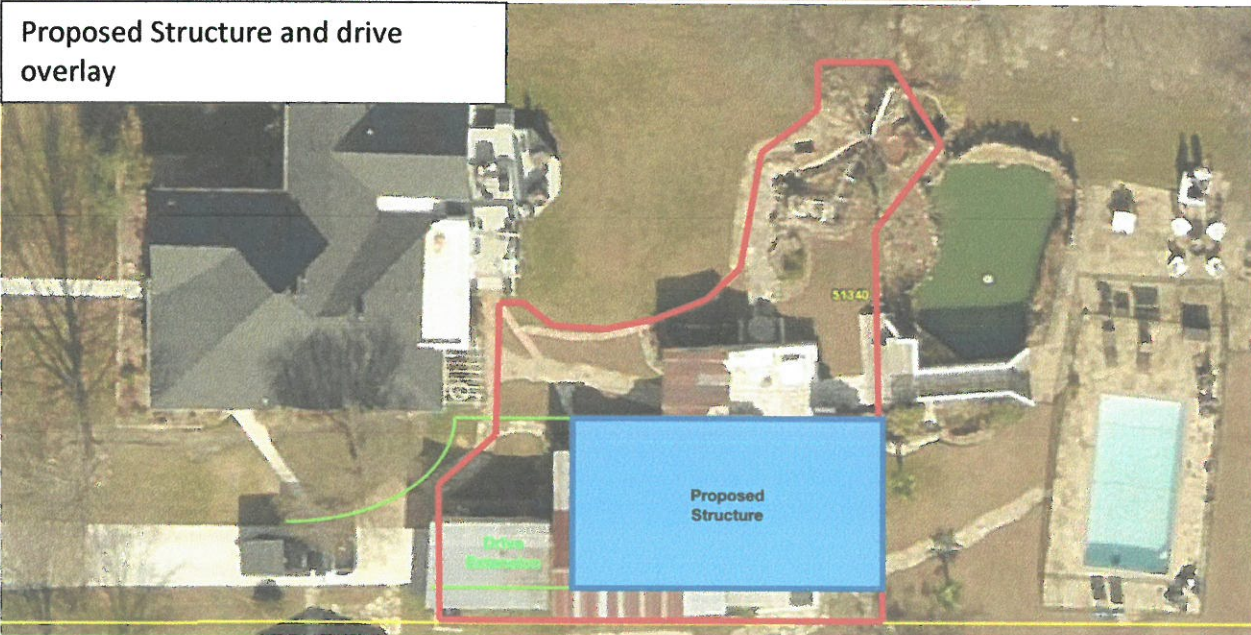
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



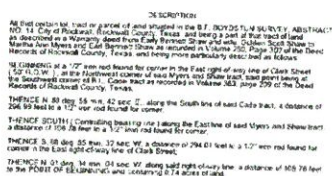
Current front elevation



Proposed front elevation
(approximation)



Current ARC GIS satellite image
with lot lines



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

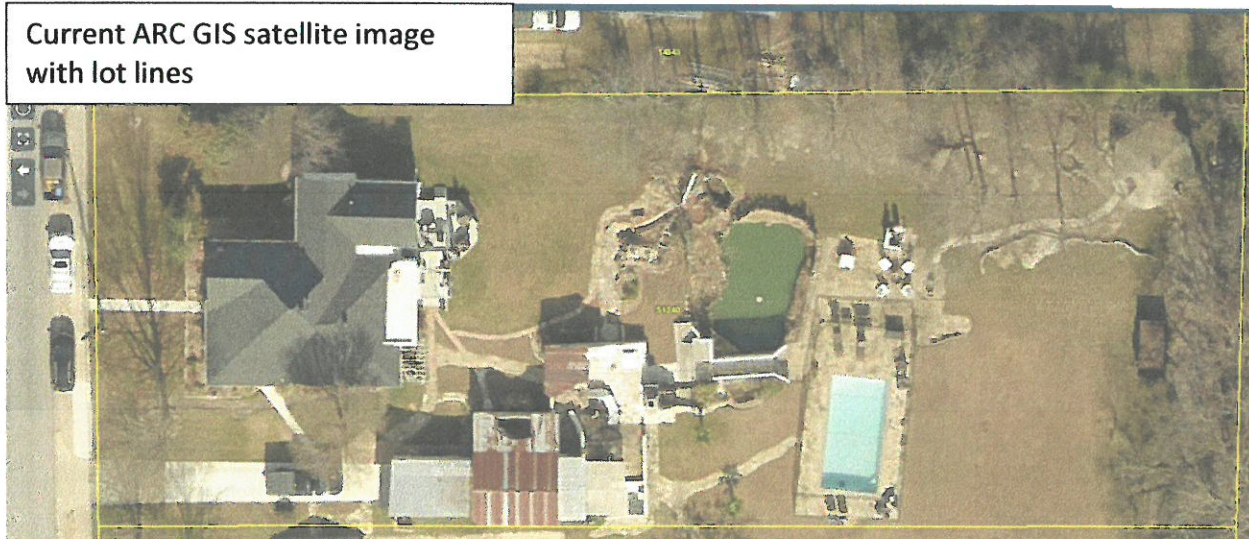
2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5-5011.

SURVEYOR'S CERTIFICATE
I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1942, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

The image is a composite of three items related to land surveying:

- Top Left:** A handwritten signature in black ink.
- Top Center:** A circular surveyor's seal for the State of Florida. The seal features a five-pointed star in the center, surrounded by the words "SURVEYOR" and "STATE OF FLORIDA". Below the star, the number "5034" is visible.
- Top Right:** A table of survey data with the heading "TOWNSHIP 16 NORTH" and "RANGE 16 WEST". The table contains numerical data organized in rows and columns.
- Bottom Left:** The logo for "R.S.C.I." (Royal Surveying & Consulting, Inc.) in a bold, stylized font.
- Bottom Center:** The text "LAND SURVEYING" in a bold, sans-serif font.
- Bottom Right:** A small table with the heading "TOWNSHIP 16 NORTH" and "RANGE 16 WEST". It contains numerical data organized in rows and columns.





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: July 18, 2022

APPLICANT: Mark and Veronica Combs

CASE NUMBER: Z2022-031; *Specific Use Permit for a Guest Quarters/Detached Garage at 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary..

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the *2017 Historic Resource Survey*. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. On June 16, 2022, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA), a *Small Matching Grant*, and a *Building Permit Fee Waiver* associated with the demolition of existing structures on the subject property and construction of the proposed *Guest Quarters/Detached Garage*.

PURPOSE

The applicants -- *Mark and Veronica Combs* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High Contributing Property*, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter of explanation, residential plot plan, and conceptual building elevations. The applicant has indicated that they are demolishing approximately 4,637.70 SF of existing accessory structures and landscape features. Of the proposed structures to be removed approximately 1,521.50 SF is currently under roof. To replace the removed structures, the applicant is requesting to construct a 30-foot by 50-foot or 1,500 SF *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 1,140 SF enclosed area and 360 SF open porch facing the existing pool at the rear of the property. The *Guest Quarters/Detached Garage* will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. According to the applicant the structure will be used as a shop and garage; however, there will be a bathroom, which is an element of a dwelling unit that qualifies this request as a *Guest Quarters*.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters* as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family 7 (SF-7) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

STAFF ANALYSIS

In this case, the applicant's request generally conforms to the density and dimensional requirements for a *Guest Quarters/Detached Garage*; however, it does not adhere to the maximum allowable size. *Guest Quarters* are permitted to be 30% of the square footage of the primary structure. In this case, the applicant is permitted by right a 624 SF (*i.e. 2,080 SF * 30% = 624 SF*) *Guest Quarters*. Staff should also point out that the maximum permissible size of a detached garage is 600 SF. With that being said the applicant is requesting a 1,500 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size by 876 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture. Being located within the Old Town Rockwall (OTR) Historic District the applicant had to first receive a Certificate of Appropriateness (COA), which on June 16, 2022 the Historic Preservation Advisory Board (HPAB) recommended approval of the *Guest Quarters/ Detached Garage* by a vote of 5-0, with Board Members McClintock and Miller absent. With

this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 21, 2022, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Park Place Homeowner's Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The *Guest Quarters/Detached Garage* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Guest Quarters/Detached Garage* shall not exceed a maximum size of 1,500 SF;
 - (c) The *Guest Quarters/Detached Garage* shall exceed 15-feet in height at the roof midpoint;
 - (d) The *Guest Quarters/Detached Garage* shall not be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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.

PLANNING AND ZONING COMMISSION

On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Llewellyn absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2202-031

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT

N/A

BLOCK

105A-1

GENERAL LOCATION **Clark Street between Munson and Williams**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **0.7379**

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER **Mark and Veronica Combs**

☐ APPLICANT **Mark Combs**

CONTACT PERSON **Mark Combs**

CONTACT PERSON **Mark Combs**

ADDRESS **401 S. Clark Street**

ADDRESS **401 S. Clark Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Rockwall, Texas 75087**

PHONE **214-732-9875**

PHONE **214-732-9875**

E-MAIL **firecombs@gmail.com**

E-MAIL **firecombs@gmail.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark H. Combs [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

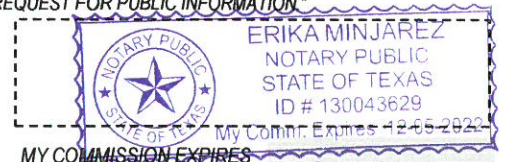
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Erika Minjarez



MY COMMISSION EXPIRES

12-05-2022



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.

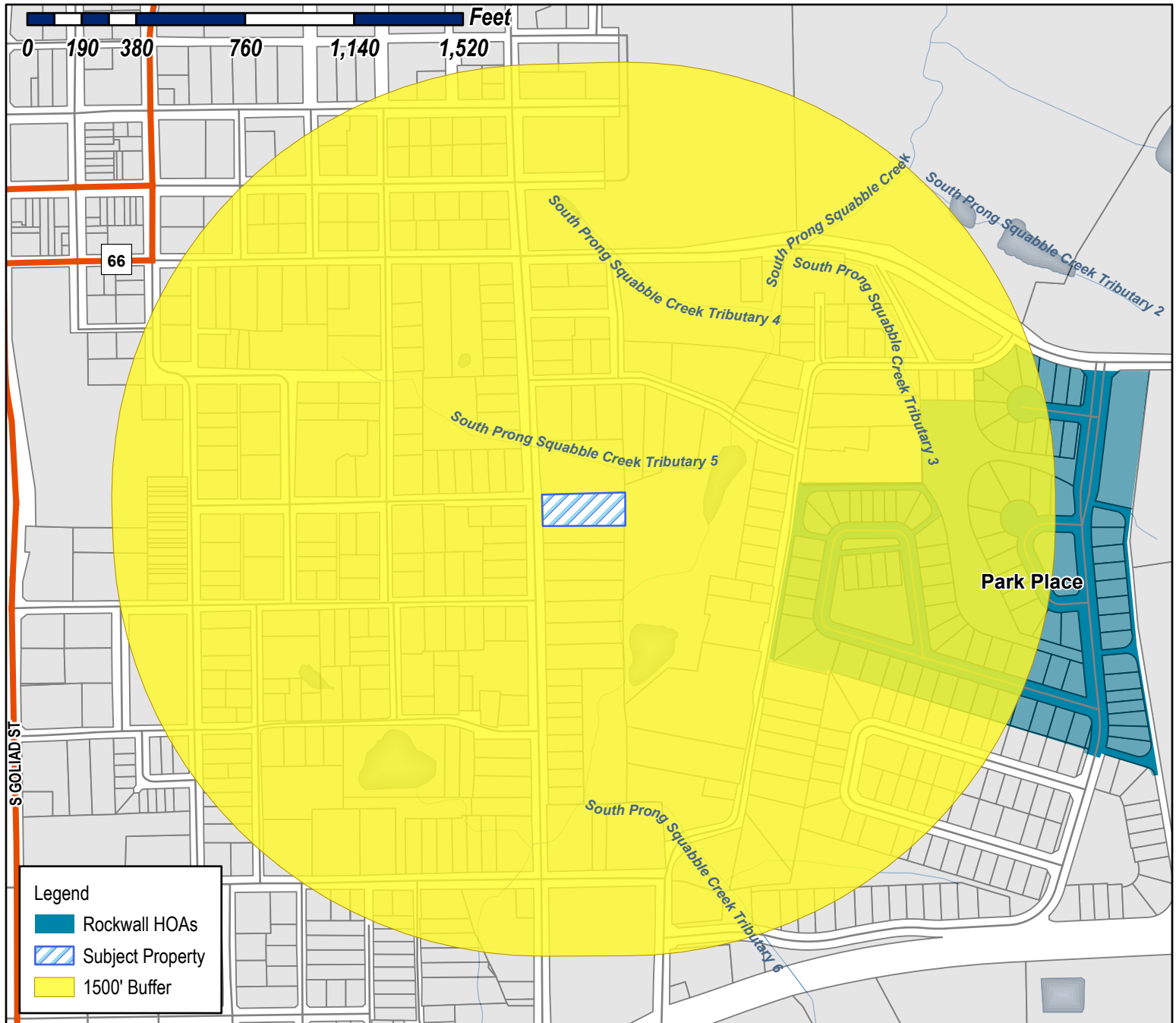




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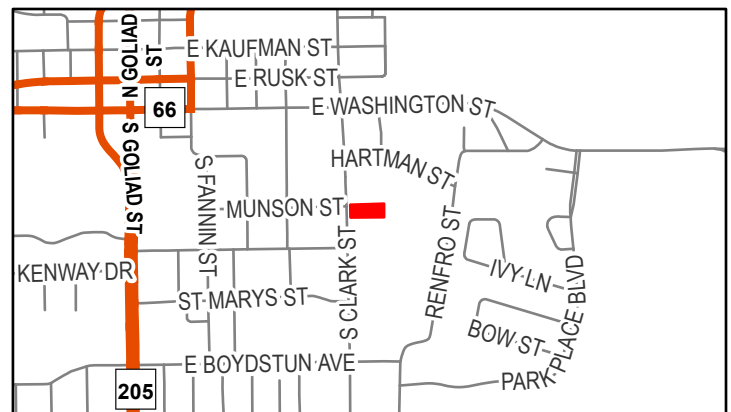
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Case Number: Z2022-031
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/17/2022

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



Lee, Henry

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-031]
Attachments: Public Notice (06.21.2022).pdf; HOA Map (06.17.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on June 24, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-031: SUP for Guest Quarters/Detached Garage

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for an accessory Guest Quarters/Detached Garage on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

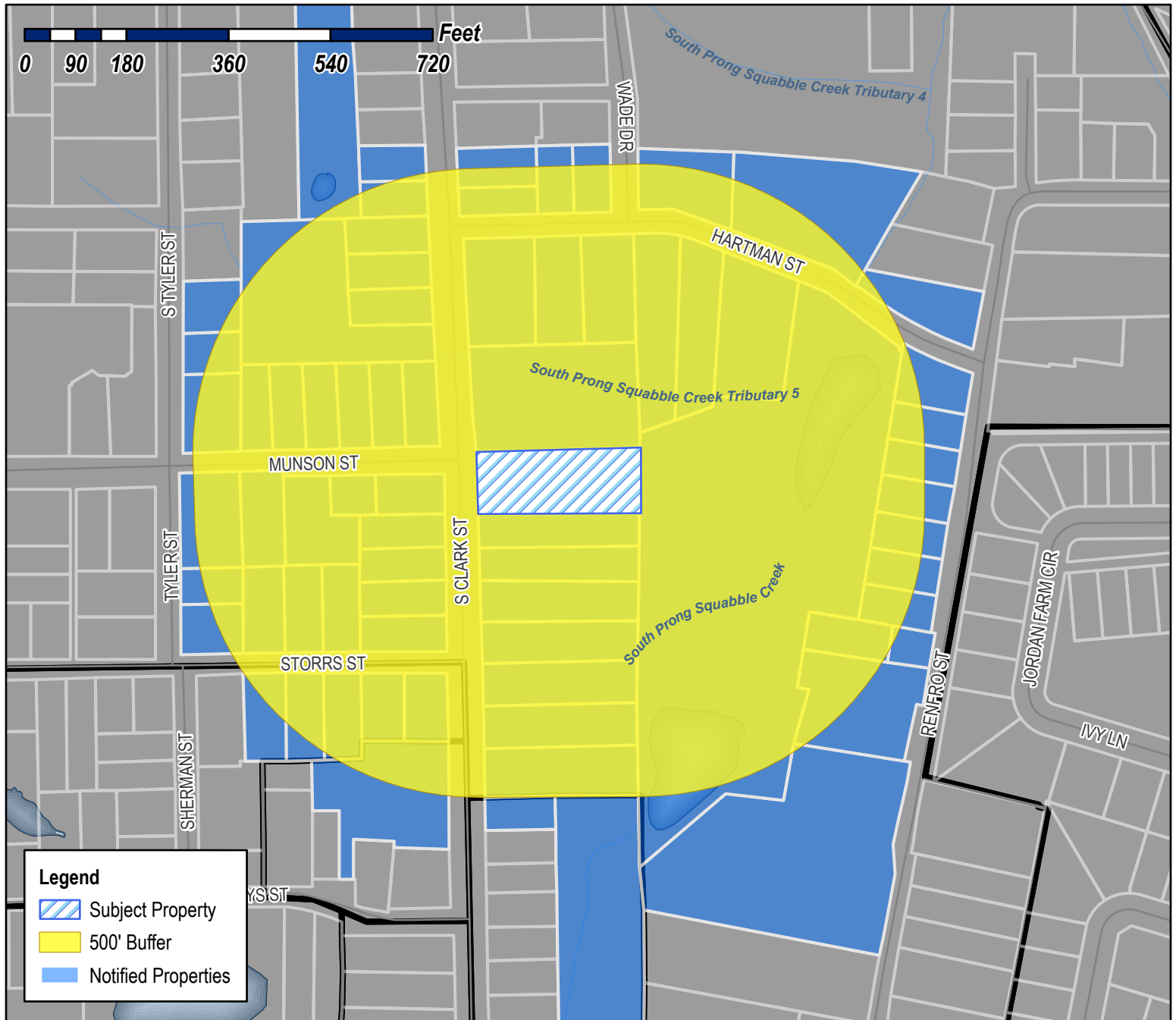
<http://www.rockwall.com/planning/>



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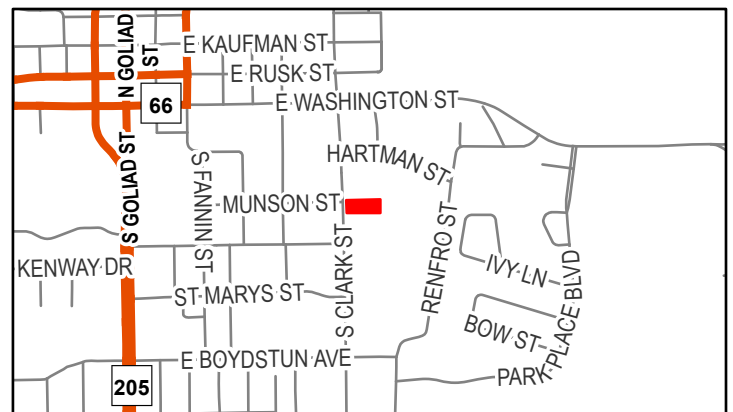
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Case Number: Z2022-031
Case Name: SUP for Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/17/2022

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



OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
214 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

TWOMEY ELIZABETH
307 TYLER STREET
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
309 TYLER ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

HARRIS HOLLI J
400 RENFRO ST
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

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TOVAR LUIS & MARICELA
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RICHARD AND JUDY HARRIS- TRUSTEES
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SOLID ROCK HOLDINGS LLC
406 S CLARK ST
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BOWEN CHASE AND
PERRY BOWEN
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SIMS CHRIS AND TERESA
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

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ROCKWALL, TX 75087

HUDSON KATIE
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ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
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ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RICHARDSON JEANETTE
503 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
504 MUNSON ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
505 MUNSON ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WYCKOFF MICHELE M
507 MUNSON ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
612 STORRS ST
ROCKWALL, TX 75087

ROBINSON MARK A
DBA MARKS LAWN AND LANDSCAPING
6704 MCDONOUGH DRIVE
ROWLETT, TX 75089

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
705 HARTMAN ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
707 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
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 City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 2022 at 6:00 PM. These hearings 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 Monday, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

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

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Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2022-031: SUP for an accessory Guest Quarters/Detached Garage

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: Doug & Trish Spraul
Address: 307 S. Clark ST

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.

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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.

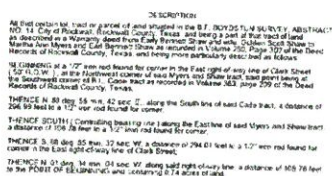
Reasons for support or opposition:

Name: Justin Livingston
Address: 405 S. Clark St

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.

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Current ARC GIS satellite image
with lot lines



NOTES

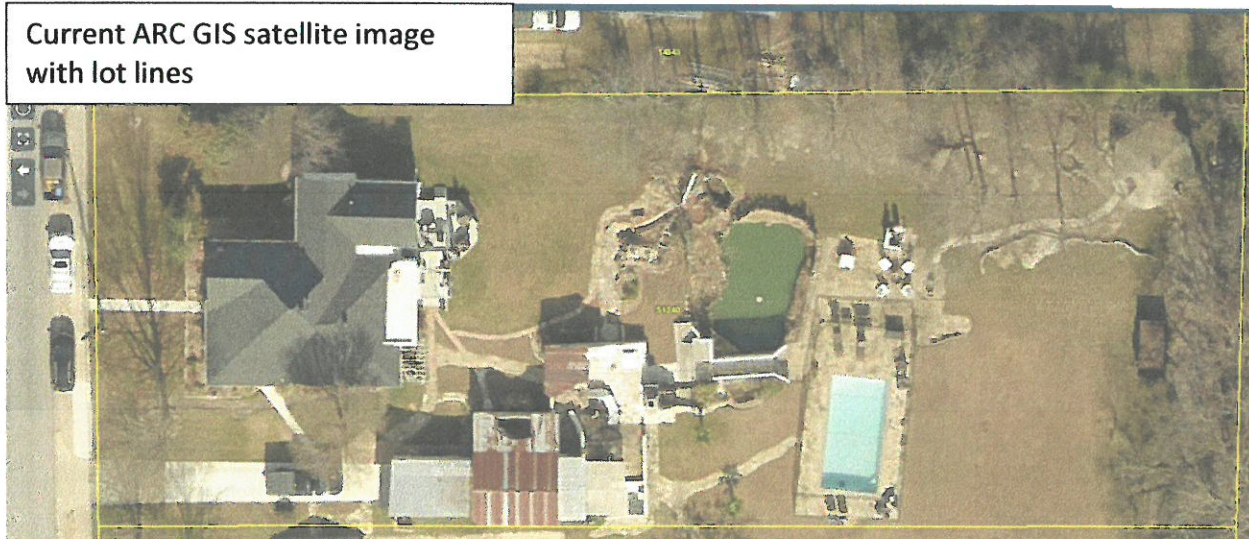
1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

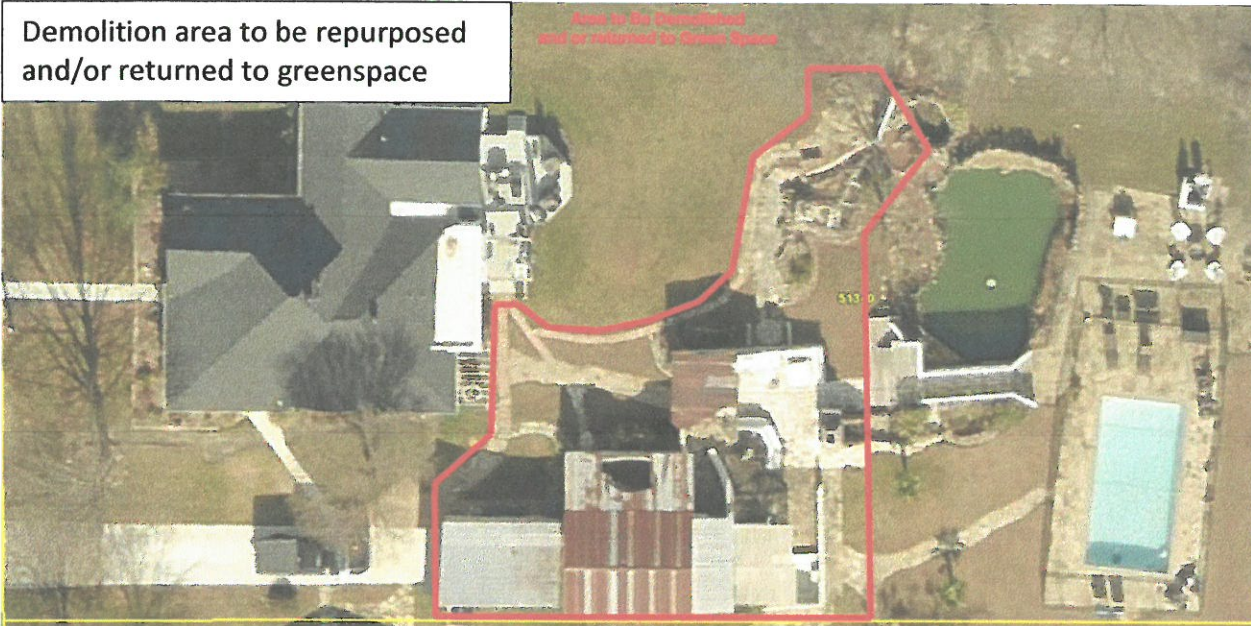
3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5-85-11.

SURVEYOR'S CERTIFICATE

I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1942, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.



Demolition area to be repurposed
and/or returned to greenspace



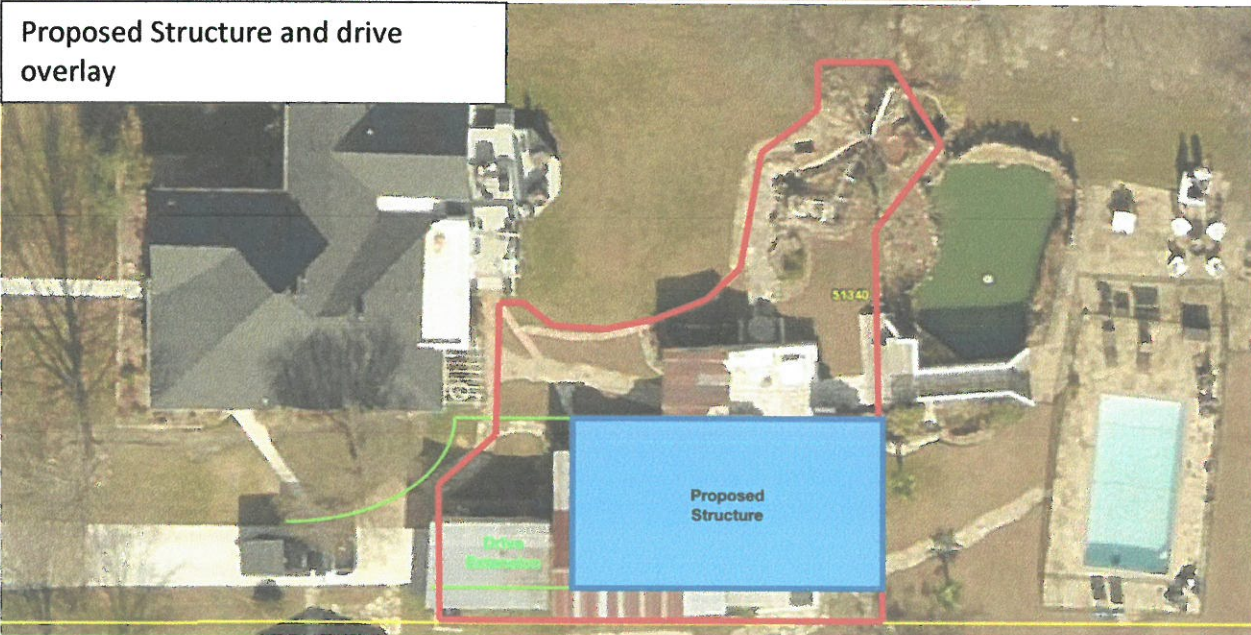
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



Current front elevation



Proposed front elevation
(approximation)





Approximation of Street facing (front wall) veneer and trim; 401 S. Clark Street garage addition.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS AND DETACHED GARAGE* ON A 0.7379-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 105A-1 OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for a *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* on a 0.7379-acre parcel of land being identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters* and *Detached Garage* shall not exceed a maximum size of 1,500 SF.
- (4) The maximum height of the *Guest Quarters* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full

force and effect.

SECTION 7. 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 1st DAY OF AUGUST, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 18, 2022

2nd Reading: August 1, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 401 S. Clark Street

Legal Description: Block 105A-1 of the B. F. Boydston Addition



Exhibit 'B':
Site Plan



Exhibit 'C':
Concept Building Elevations





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: June 16, 2022
APPLICANT: Mark and Veronica Combs
CASE NUMBER: H2022-012; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: SEPTEMBER 28, 2012

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of demolishing five (5) structures and landscape features, constructing a new 1,500 SF guest quarters/detached garage, and expanding the driveway.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High*

Contributing Property, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which two (2) are vacant and five (5) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to demolish five (5) structures and landscape features, construct a guest quarters/detached garage, and pave a larger driveway. The applicant has indicated that the roof area being demolished is approximately 1,521.50 SF and the total demolition area is approximately 4,637.70 SF. To replace the demolished structures the applicant is also requesting to construct a 30-foot by 50-foot or 1,500 SF guest quarters/detached. The guest quarters/detached garage will have 1,140 SF enclosed and 360 SF open porch facing the existing pool at the rear of the property. The guest quarters/detached garage will have 12-foot walls, with a 4/12 roof pitch, giving the structure a maximum height of 17-feet; however, at the roof midpoint the structure will be 14.50-feet tall. The applicant has indicated on their residential plot plan, in green, that they want to expand the driveway width just in front of the proposed guest quarters/detached garage. The applicant's letter indicates that the remaining area that is demolished will be returned to greenspace. The applicant has also indicated that despite requesting a guest quarters/detached garage that exceeds the maximum permissible size, their intent is to replace the incoherent and impractical accessory structures with one (1) new guest quarters/detached garage that is more consistent with the historic district and the existing home.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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

According to Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), a structure may be demolished if the "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.” In this case, the accessory structures are considered to be *Non-Contributing* according to the 2017 *Historic Resource Survey* and are therefore eligible for demolition.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “the scale, mass, volume, period and style” of new construction “shall be compatible with other historic buildings or structures in the Historic District.” In this case, the proposed guest quarters will be a white metal building, with black wood accents. The applicant has indicated in their letter that the front façade will incorporate the wood accents and features intended to complement the existing home. With this being said, the existing home is clad in vinyl siding, which has been painted white. Section 07 also states that driveways “should not exceed a width of ten feet.” In this case the proposed driveway exceeds ten (10) feet in width.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” While the applicant’s proposed scope of work for the demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the historic preservation guidelines within the UDC. With this being said, the proposed project does not appear to impair the historical integrity of the subject property nor will it negatively impact any of the adjacent properties; however, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of a Specific Use Permit (SUP) for a guest quarters that exceeds the maximum permissible size.

NOTIFICATIONS

On June 7, 2022, staff mailed 28 property owner notifications to property owners and occupants within 500-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 **401 S. Clark Street**

SUBDIVISION **BF Boydston**

LOT **N/A** BLOCK **105A-1**

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 **Mark and Veronica Combs**

APPLICANT(S) NAME _____

ADDRESS **401 S. Clark Street**

ADDRESS _____

PHONE **214-732-9875**

PHONE _____

E-MAIL **firecombs@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: **Demo of acc structures & new construction**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 115,050**

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

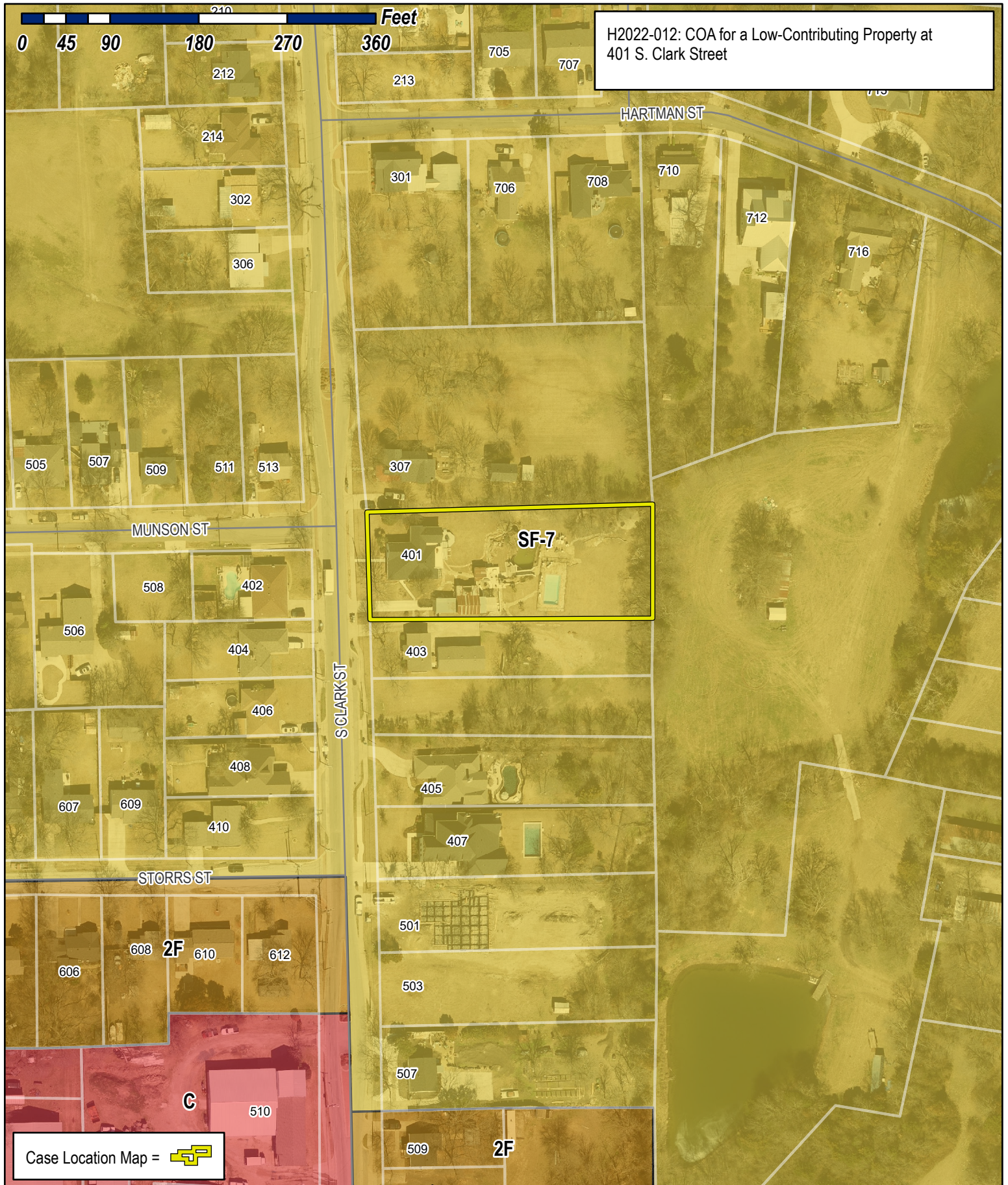
See Attachment(s)

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

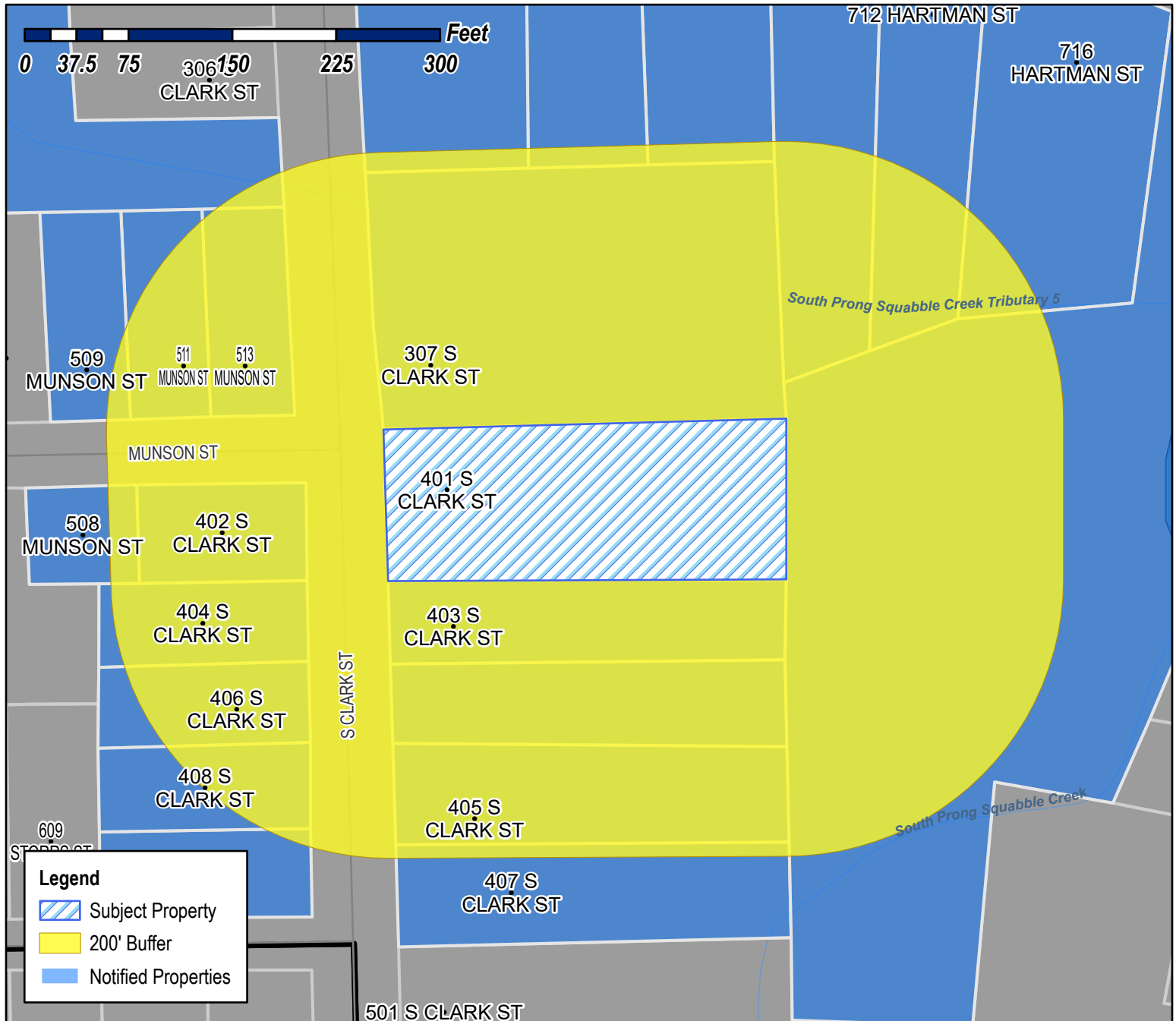




City of Rockwall

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(P): (972) 771-7745
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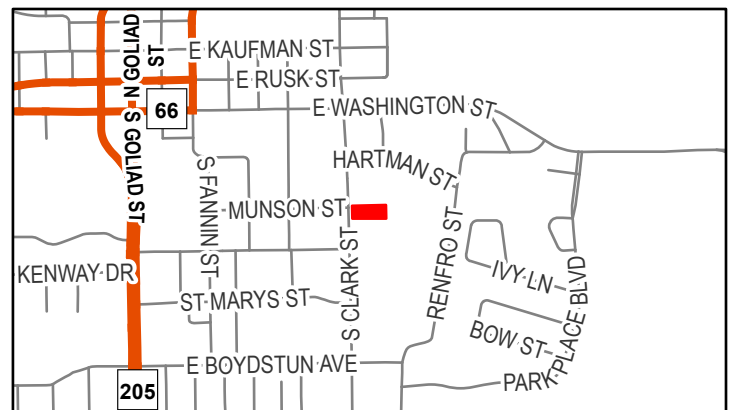
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Case Number: H2022-012
Case Name: COA for Low-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 6/7/2022

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



TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON ST
ROCKWALL, TX 75087

CGRH IMPROVEMENTS LLC
511 MUNSON ST
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

AUBE JEAN-PAUL III
PO BOX 868
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. H2022-012: COA for 401 S. Clark Street

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the demolition of existing accessory buildings and the construction of a new accessory building on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, 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 401 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board (HPAB) will hold a public hearing on *Thursday, June 16, 2022 at 6:00 PM*. These hearings 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, June 16, 2022 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board (HPAB).

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. H2022-012: COA for 401 S. Clark 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



S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



Mark and Veronica Combs
401 S. Clark Street
Rockwall TX, 75087

Historic Preservation Board Advisory Committee
City of Rockwall – Planning and Zoning Department
385 S. Goliad Street
Rockwall TX 75087

SUBJECT: CERTIFICATE OF APPROPRIATENESS

My wife Veronica and I recently purchased 401 S. Clark, a lovely farmhouse at the edge of the historical district which is currently classified as low contributing. The home's original sale occurred Sep 4, 1873 when Harriet Clark purchased it from the Boydston family. What a cool piece of history. Unfortunately, in the years between 1990 and 2009 several structures (5) and large landscape features were added that do not complement the property. In fact, they are largely incoherent and impractical; and distract from what could otherwise be a beautiful back yard. From our research it appears that many of these changes were made without Historic Preservation Board or City approval.

It is our hope that we can raise these structures and landscape additions, then construct one garage/shop that is coherent and complimentary to the property. In addition, much of the proposed demolition would be returned to green space (see attached documents). The proposed demolition area is 4,637.7 sqft; estimate taken from Rockwall Central Appraisal Districts ARC GIS CAD data (see attachment). The approximate "under roof" area of demolition is 1,521.5 sqft; leaving approximately 3,116 sqft returned to green space.

The proposed replacement structure would be a 1,500 sqft garage workshop (30x50 slab); 1140 sqft enclosed, and a 360 sqft under roof patio that would be facing the pool area. The building would be an engineered building constructed of metal with roof, walls, and doors that color match the homestead. Street facing veneer would include wood accents and features as to complement the original farm house. The drive behind the house would be extended to match the new structure. We will be applying for variances for both the proposed square footage, and metal building materials. We have noticed, that although not common, there are examples of larger barn-like or metal shop structures within the historical district.

Veronica and I are invested in making this our last home purchase. It is our sincere desire to improve the property in a manner that will add value to the home and neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark H. Combs', with a stylized flourish at the end.

Mark H. Combs

Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



Existing Landscape and Structure



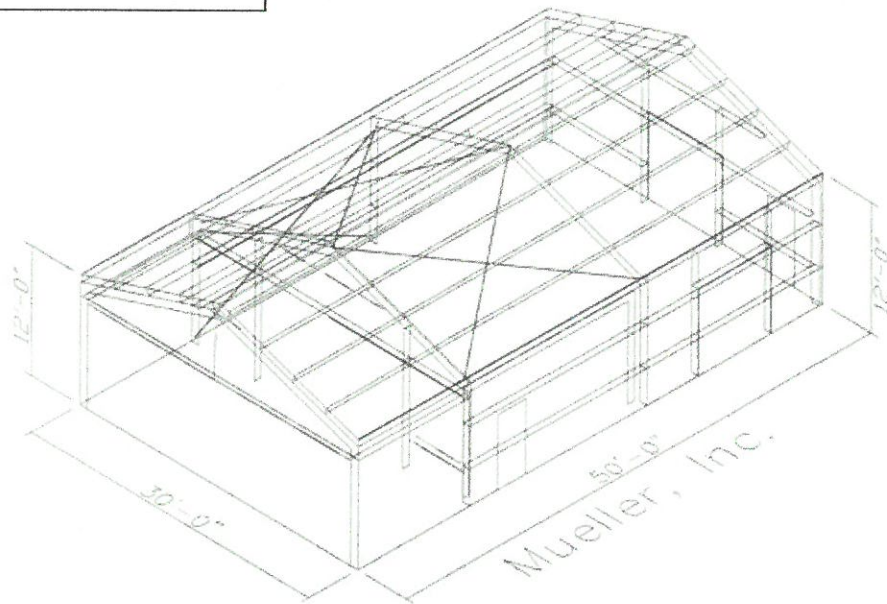
Existing Landscape and Structure



Existing Landscape and Structure



NOTE: Garage door opening sizes are on incorrect ends; will be corrected on final engineered plans



Unless noted, drawings are for conceptual purposes only. Please review for building dimensions and framed openings accurately. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

BID 1

DESCRIPTION

COMBS GARAGE
30X50 1140SQ FT ENCLOSED
GABLE ROOF 4/12 PITCH
12' WALLS

TOTAL A/C	
GARAGES	1140
PORCHES	360
TOTAL SF	1500

THESE ARE ESTIMATED BIDS UNTIL ACTUAL SELECTIONS ARE MADE.

BID 1

SECTION 1

1	ENG FLOOR PLANS AND DRAINAGE PLAN	\$	1,800.00
2	CITY PERMITS & ROADWAY IMPACT FEE & DEPOSIT	\$	1,500.00
3	PIERS INSPECTION & PRE-POUR INSPECTION	\$	250.00
4	RES CHECK FEE/ROUGH ENERGY/	\$	850.00

5	SURVEYS/FORM BOARD SURVEY/ELEVATIONS	\$	750.00
6	WATER METER 5/8" METER	IN WITH PERMITS	
7	CHEMICAL INJECTION & WATER USAGE & TESTING	\$	3,500.00
8	UTILITIES/ELECTRIC/WATER/RESTROOM	\$	1,800.00
9	BUILDERS RISK INSURANCE	\$	1,200.00
10	GENERAL LIABILITY INSURANCE	\$	500.00
11	SHEAR WALL PLAN		
12	HENLEY JOHNSON SOILS TEST		

13			
14			
15	SECTION 2		
16	PLUMBING STUBOUT FOR FUTURE	\$	1,500.00
17	PLUMBING FIXTURES-ESTIMATE		
18	ELECTRICAL	\$	5,000.00
19	A/C AND HEAT		
20	LOT PREP CUTTING LOT	\$	5,800.00
21	FOUNDATION (INCLUDES PIERS & PUMP TRUCK)	\$	19,500.00
22	FLAT WORK (DRIVEWAYS) ESTIMATE		
23	FINAL GRADE ESTIMATE		
24	FRAME MATERIAL	\$	30,000.00
25	FRAMING LABOR	\$	15,000.00
26	GUTTERS		
27	WINDOWS	\$	800.00
28	ROOFING	\$	6,500.00

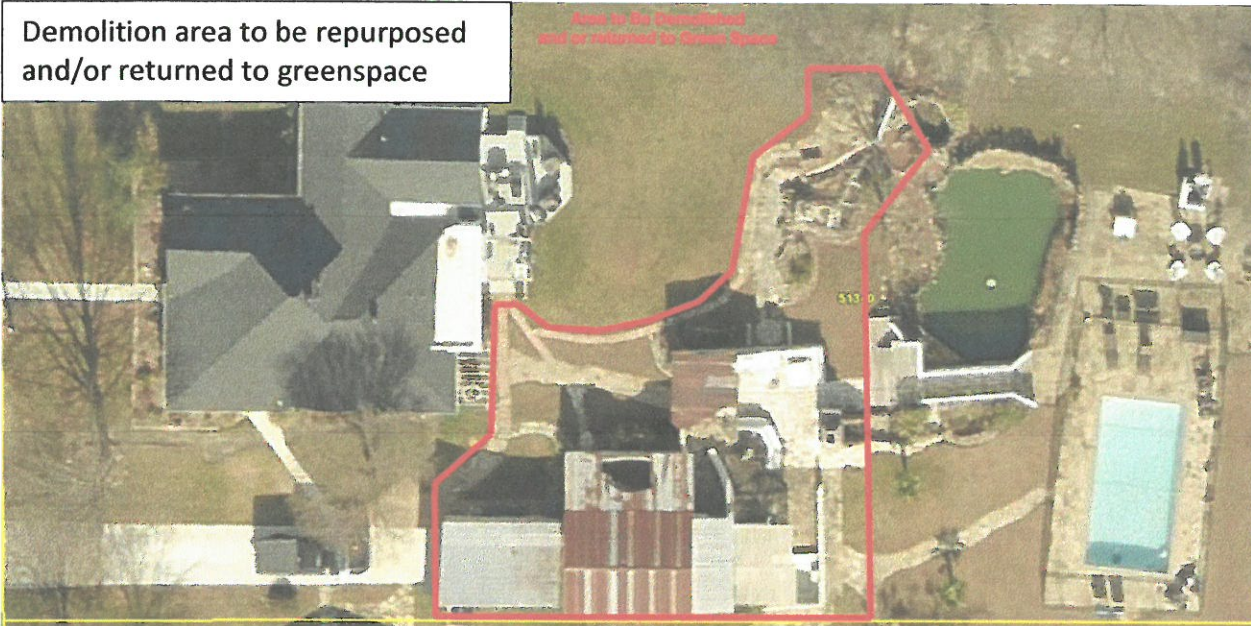
estimated

29	CABINETS		
30	METAL ROOF		
31			
32	SECTION 3		
33	PRETREAT FOUNDATION FOR TERMITES	\$	500.00
34	BRICK MATERIAL		
35	BRICK LABOR		
36	MASONARY SAND		
37	MASONARY CEMENT		
38	LINTELS		
39	STONE ON FIREPLACES-MATERIAL & LABOR		
40	FIREPLACE - 1 - INSIDE		
41	SCREENED IN PORCH		

42			
43			
44	SECTION 4		
45	SHEETROCK AND LABOR(INCLUDES GARAGE)	n/a	
46	SPECIAL TEXTURES		
47	GARAGE DOORS	\$	4,000.00
48	INSULATION foam	\$	4,500.00
49	FRONT DOOR ONLY		
50	ALL OTHER EXTERIOR DOORS 1-3080 1-6080	\$	3,800.00
51	BACKPORCH SLIDER	N/A	
52	TRIM MATERIAL/STAIR PARTS/INSIDE DOORS		
53	TRIM LABOR		
54	WOOD FLOORS vinyl		
55	TILE LABOR ENTIRE HOUSE		
56	TILE MATERIAL ALLOWANCE		
57	GRANITE TOPS		

58	BACKSPLASH	
59	MIRRORS AND SHOWERS-ESTIMATE	
60	PAINT AND LABOR (INCLUDED GARAGE)	\$ 4,500.00
61	HARDWARE - ALLOWANCE	
62	LIGHT FIXTURES - ALLOWANCE	
63		
64		
65		
66	SECTION 5	
67	APPLIANCES	
68	SPRINKLER AND LANDSCAPE	
69	SECURITY SYSTEM (BURGLAR,FIRE, WIRING)	
70	PRE WIRE (TV,PHONE,ENTERTAINMENT, SURVEILLANCE)	
71	EXPENSES	
72	EXTERIOR CLEAN building material	customer providing
73	INTERIOR CLEAN AND RE-CLEAN BEFORE MOVE IN	
74	HARDWARE LABOR COST	
75	MISCELLANEOUS LABOR COSTS/PUNCHOUT LABOR	\$ 1,500.00
76	MATERIAL TO COVER FLOORS/WINDOWS/DOORS	
77	MAILBOX AND ADDRESS BLOCK	
78	CONTINGENCY ALLOWANCE	
79	METAL FIREPLACE CAPS	
80	POWER WASH GARAGE	
81	POWER WASH EXTERIOR OF HOUE FOR TOUCH UP	N/A
82		
83		
84		
85	SUB TOTAL	\$ 115,050.00
86		\$ -
87	TOTAL	\$ 115,050.00
88		

Demolition area to be repurposed
and/or returned to greenspace



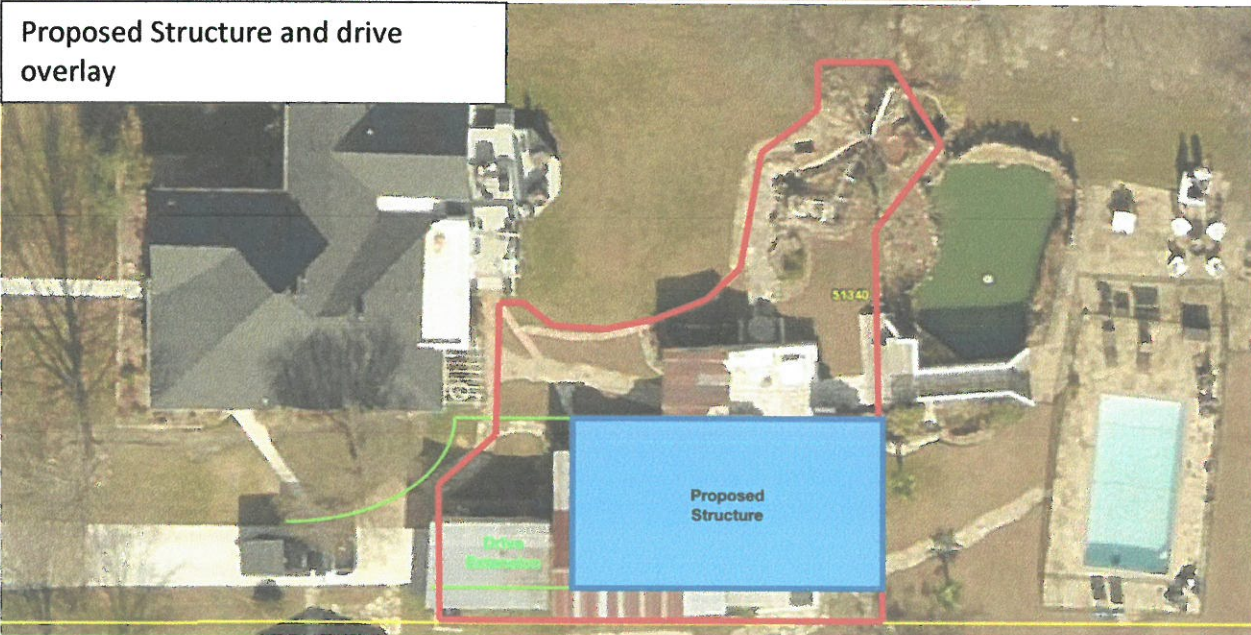
Demolition area estimate –
4,637.7 sqft



Measurement Result:
4,637.7 Sq Feet (US)

Clear

Proposed Structure and drive
overlay



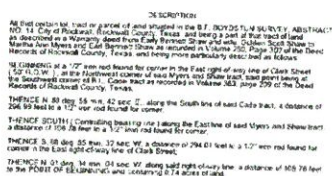
Current front elevation



Proposed front elevation
(approximation)



Current ARC GIS satellite image
with lot lines



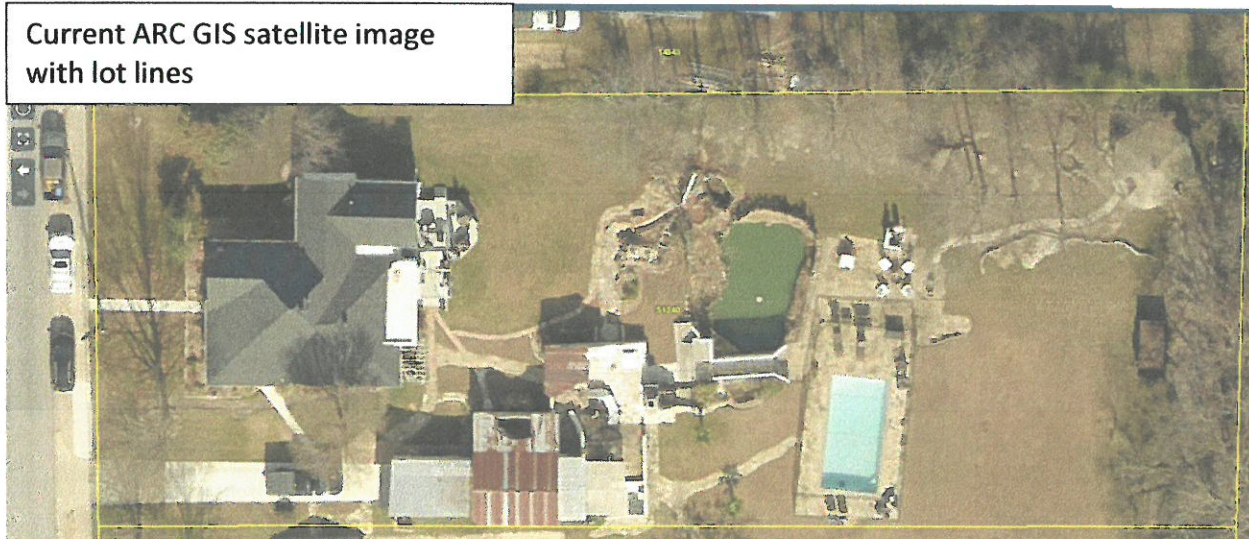
NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Flood No. 420547 (XZ) C, dated June 16, 1982, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.

2) BEARING SURVEY IS CORDED IN PLAT SHOWN ADDITION.

3) ALL 1-2" SIZES ARE CAPPED WITH YELLOW PLASTIC CAPS IN S.C.I. RPT. 5-5011.

SURVEYOR'S CERTIFICATE
I, Harold D. Feltz, Jr., Licensed Professional Land Surveyor, No. 56154, do hereby certify that the above plat of the property surveyed by C. E. RYAN, JR., ASSESSOR, at 431 E. ANNE STREET, WICHITANIA, TARRANT COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my person is based on the facts as shown on the plat of survey. This survey meets the requirements of the International Standards of Practice as approved and published by the Texas Board of Professional Land Surveying effective September 1, 1962, and subsequent revisions, and the same was incorporated under my registration on the ground this 11th day of May, 2003.

[illegible]

Lee, Henry

From: Lee, Henry
Sent: Friday, June 24, 2022 4:25 PM
To: 'Mark Combs'
Subject: Staff Comments Z2022-031
Attachments: Project Comments (06.24.2022).pdf; Draft Ordinance (06.28.2022).pdf

Good Afternoon,

Attached are staff comments in reference to your case, Z2022-031. Please review the draft ordinance and let me know if you want any changes. Feel free to contact me if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Mark Combs <firecombs@gmail.com>
Sent: Saturday, June 25, 2022 7:13 AM
To: Lee, Henry
Subject: Re: Staff Comments Z2022-031

Looks good to me.

Thanks,

-mhc

On Jun 24, 2022, at 4:24 PM, Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

Attached are staff comments in reference to your case, Z2022-031. Please review the draft ordinance and let me know if you want any changes. Feel free to contact me if you have any questions.

Thank you,

<image001.png>

<Project Comments (06.24.2022).pdf><Draft Ordinance (06.28.2022).pdf>

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CITY OF ROCKWALL

ORDINANCE NO. 22-41

SPECIFIC USE PERMIT NO. S-285

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS AND DETACHED GARAGE* ON A 0.7379-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 105A-1 OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for a *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* on a 0.7379-acre parcel of land being identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters* and *Detached Garage* shall not exceed a maximum size of 1,500 SF.
- (4) The maximum height of the *Guest Quarters* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full

force and effect.


SECTION 7. 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 1st DAY OF AUGUST, 2022.**



Kevin Fowler, Mayor


ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: July 18, 2022

2nd Reading: August 1, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 401 S. Clark Street

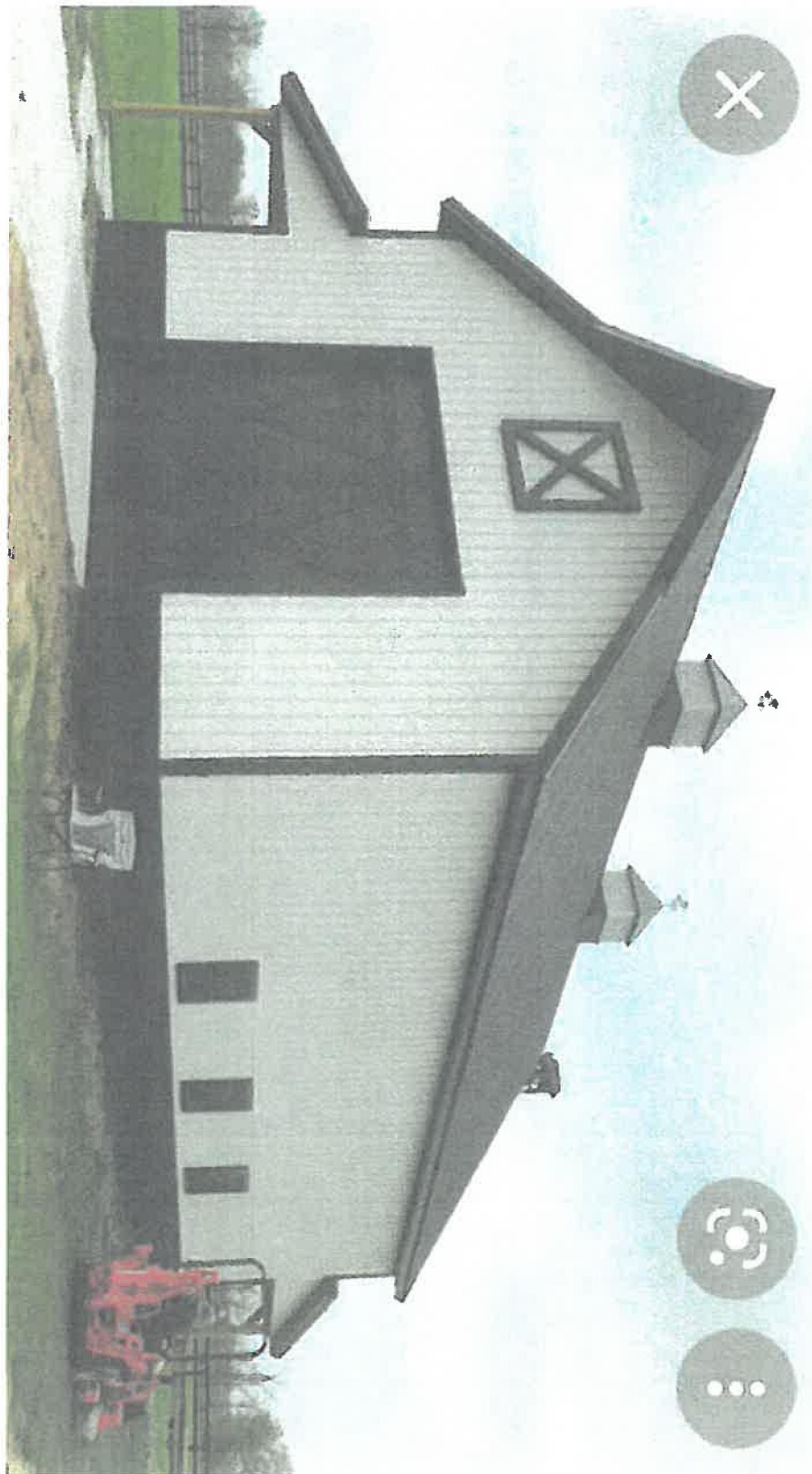
Legal Description: Block 105A-1 of the B. F. Boydston Addition



Proposed Structure and drive overlay



Exhibit 'C':
Concept Building Elevations





August 11, 2022

TO: Mark Combs
401 S. Clark Street
Rockwall, TX 75087

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

SUBJECT: Z2022-031; *SUP for Guest Quarters and Detached Garage at 401 S. Clark Street*

Mark Combs:

This letter serves to notify you that the above referenced case (*i.e. Zoning*) that you submitted for consideration by the City of Rockwall was approved by the City Council on August 1, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a Guest Quarters and Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit SUP) ordinance.
 - (c) The Guest Quarters and Detached Garage shall not exceed a maximum size of 1, 500 SF.
 - (d) The maximum height of the Guest Quarters and Detached Garage shall not exceed a total height of 15 -feet as measured to midpoint of the pitched roof.
 - (e) The Guest Quarters and Detached Garage shall not be sold or conveyed separately from the single- family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Site Plan 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.

Planning and Zoning Commission

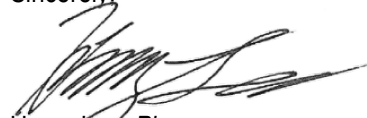
On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Llewellyn absent.

City Council

On August 1, 2022, the City Council approved a motion to approve the SUP with a vote of 6-0 with Council Member Macalik absent.

Included with this letter is a copy of *Ordinance No. 22-41, S-285*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', with a stylized flourish extending to the right.

Henry Lee, *Planner*

City of Rockwall Planning and Zoning Department