



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

CERTIFICATE OF APPROPRIATENESS (COA)
BUILDING PERMIT FEE WAIVER
SMALL MATCHING GRANT (SMG)

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS (SELECT APPLICABLE):

- ☐ OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
☐ PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
☐ SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
☐ DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS (SELECT APPLICABLE):

- ☐ LANDMARKED PROPERTY
☐ HIGH CONTRIBUTING PROPERTY
☐ MEDIUM CONTRIBUTING PROPERTY
☐ LOW CONTRIBUTING PROPERTY
☐ NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- ☐ RESIDENTIAL
☐ COMMERCIAL

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 303 Williams Street

SUBDIVISION F+M

LOT SW/4C BLOCK 2

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 Rebekah Barakat

APPLICANT(S) NAME _____

ADDRESS 2234 Randas Way
Rockwall TX 75087

ADDRESS _____

PHONE 214-957-9858

PHONE _____

E-MAIL rmontgomer@me.com

E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST (PLEASE PRINT)

CONSTRUCTION TYPE (CHECK ONE): ☒ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION
☐ RELOCATIONS ☐ OTHER, SPECIFY: _____

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

\$ 8372.00

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

Please see attached letter, pictures and property survey.

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 Rebekah Barakat

APPLICANT'S SIGNATURE Rebekah Barakat

To whom it may concern:

I would like to propose a concrete driveway expansion to the HPAB for 303 Williams St. Rockwall, Texas 75087.

The expansion will extend the existing concrete driveway for additional parking along N. Fannin St. The expansion size will be approximately 15ft by 22 ft of concrete with a broom finish to match the existing driveway. The following pictures are intended to illustrate where the driveway will be expanded on the left side of the driveway and to show the current state.



Picture 1: Concrete Driveway Expansion along Fannin St. illustrated above in **Blue**



Picture 2: Existing driveway of 303 Williams off Fannin St.



Picture 3: Driveway and yard view of 303 Williams off Fannin St.

BEING a part of BLOCK 2 of CASHERS AND MICHIGAN NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded plat thereof, recorded in Volume R, Page 117, Rockwall County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the East line of Fannin Street with the North line of Williams Street at the Southeast corner of said Block 2;

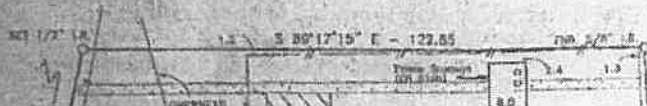
THENCE North 17° 15' 15" East along the East line of said Fannin Street and the West line of said Block 2, a distance of 94.01 feet to a 7/8" iron rod set for corner;

THENCE South 89° 17' 15" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

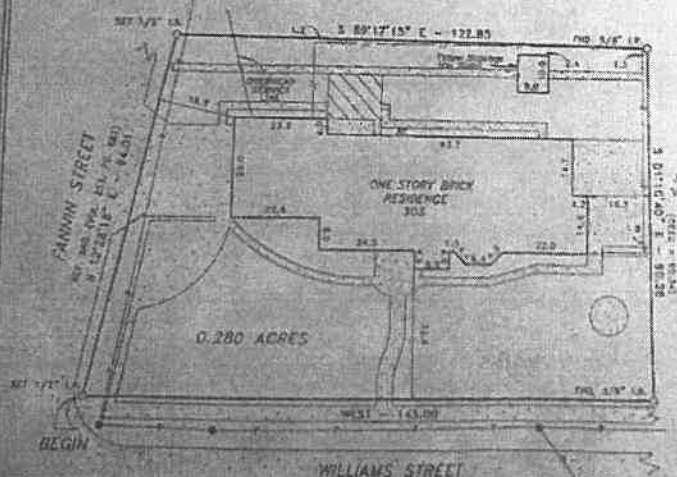
THENCE South 01° 10' 40" East, a distance of 90.38 feet to a 3/8" iron rod found for corner in the North line of said Williams Street;

THENCE West along the North line of said Williams Street a distance of 145.00 feet to the PLACE OF BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEIMAN
VOL. 164, PG. 411



ELIZABETH SHEIMAN
VOL. 164, PG. 411



JAMES D. BUTTEN
VOL. 127, PG. 479

WITNESSETH that the within and foregoing plat was duly examined and found correct by the Surveyor General of the State of Texas, to-wit: JAMES D. BUTTEN, Surveyor General of the State of Texas, on this 15th day of May, 1911.

WITNESSETH that the within and foregoing plat was duly examined and found correct by the Surveyor General of the State of Texas, to-wit: JAMES D. BUTTEN, Surveyor General of the State of Texas, on this 15th day of May, 1911.

I, JAMES D. BUTTEN, Surveyor General of the State of Texas, do hereby certify that the within and foregoing plat was duly examined and found correct by me, and that the same is a true and correct copy of the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office, and that the same is a true and correct copy of the original plat on file in my office.



Analytical Surveys, Inc.

LAND TITLE

NAME (Home Place)
JAMES D. BUTTEN
JAMES D. BUTTEN
JAMES D. BUTTEN
JAMES D. BUTTEN

DATE

FILE

BOOK

PAGE



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: May 16, 2024

APPLICANT: Rebekah Barakat

CASE NUMBER: H2024-008; *Certificate of Appropriateness (COA) for 303 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an addition to an existing driveway on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

BACKGROUND

The 1,923 SF single-family home -- *situated on the subject property at 303 Williams Street* -- was constructed circa 1950 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. The subject property was annexed prior to 1911 based on the April 1911 Sanborn



FIGURE 1: SEPTEMBER 2022

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. On May 18, 2023, the Historic Preservation Advisory Board (HPAB) denied a request for a Certificate of Appropriateness (COA) [*i.e.* Case No. H2023-006] for the construction of a wrought-iron fence in the front yard of the subject property. On June 15, 2023, the Historic Preservation Advisory Board (HPAB) approved a waiver to the one (1) year time limitation on a denied application to allow the applicant the ability to resubmit a new request for a Certificate of Appropriateness (COA). On July 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e.* Case No. H2023-010] for the construction of a wooden fence in the front yard of the subject property.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of expanding an existing concrete driveway to allow for additional parking along N. Fannin Street.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is a 0.28-acre parcel of land (i.e. 302 E. Margaret Street) that is developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 Historic Resource Survey. This property is zoned Single-Family 7 (SF-7) District. Following this is Margaret Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.5760-acre parcel of land (i.e. 703 Kernodle Street) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.1140-acre parcel of land (i.e. 304 Williams Street) developed with a single-family home and a 0.1840-acre parcel of land (i.e. 306 Williams Street) developed with a single-family home. Both of these properties are designated as *Medium-Contributing Properties* on the 2017 Historic Resource Survey and are zoned Single-Family 7 (SF-7) District. Beyond this is a parcel of land (i.e. 308 Fannin Street) that is developed with a restaurant (i.e. Wade's Landing). This property is classified as a *Non-Contributing Property* on the 2017 Historic Resource Survey, and is zoned Downtown (DT) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is a 0.7096-acre parcel of land (i.e. 501 Kernodle Street) developed with a single-family home that is designated as a *High-Contributing Property* on the 2017 Historic Resource Survey. Beyond this is Kernodle Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2630-acre parcel of land (i.e. 502 Kernodle Street) developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 Historic Resource Survey. In addition, there is also a 0.16-acre parcel of land (i.e. 506 Kernodle Street) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 Historic Resource Survey. Both of these properties are zoned Single-Family 7 (SF-7) District. Following this is a 0.3860-acre parcel of land (i.e. 501 Austin Street) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 Historic Resource Survey. This property is zoned Single-Family 7 (SF-7) District.

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

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of expanding an existing driveway to allow additional parking along N. Fannin Street. The size of the driveway expansion will be approximately 15-feet by 22-feet, constructed of concrete with a broom finish, and will match the existing driveway. The applicant has submitted photos showing the current state of the driveway and the location of the proposed expansion.

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 *Medium-Contributing Property* on the 2017 Historic Resource Survey.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), driveway materials are subject to the following: "(J) *Paving Materials*. (1) Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. (2) All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot." In this case, the applicant is requesting to pave the expansion with concrete to match the existing driveway. According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(I) *Driveways*. ... (2) The driveway should not exceed a width of ten (10) feet ... and (8) (p)arking should be on 'improved' surfaces only, thereby maintaining the integrity of the front, side, and rear yards of the property."



PICTURED ABOVE: CONCRETE DRIVEWAY EXPANSION ALONG N. FANNIN STREET SHOWN IN BLUE

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 ..." Staff should note that the existing driveway is already greater than ten (10) feet in width -- *probably because it serves a two (2) car garage and which is characteristic of the time period of the proposed home* --, and that the driveway will be along N. Fannin Street which has limited visibility from the front of the home. Based on this, the applicant's scope of work appears to generally be in conformance with the guidelines and requirements contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

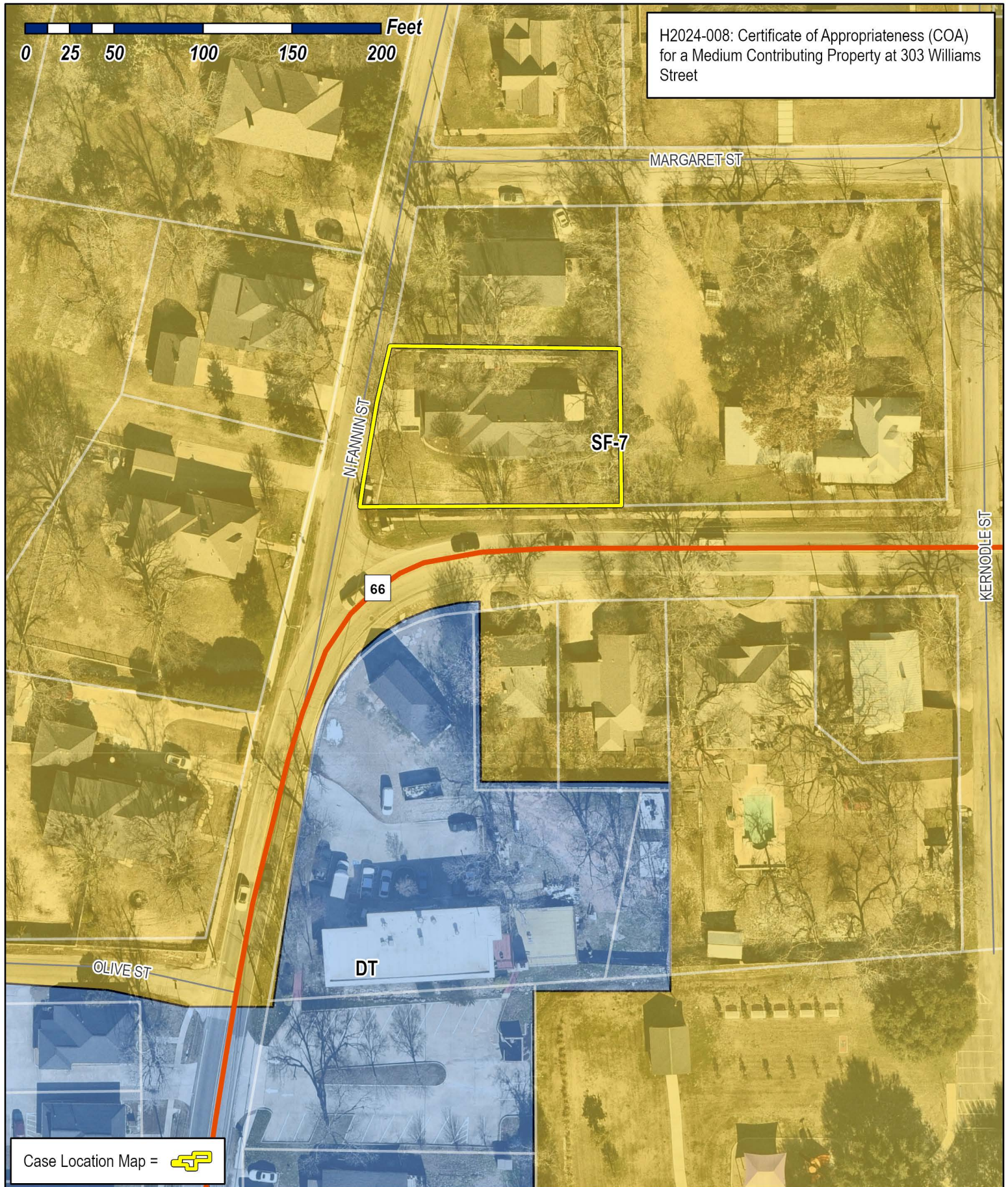
NOTIFICATIONS

On May 5, 2024, staff mailed 22 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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



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.

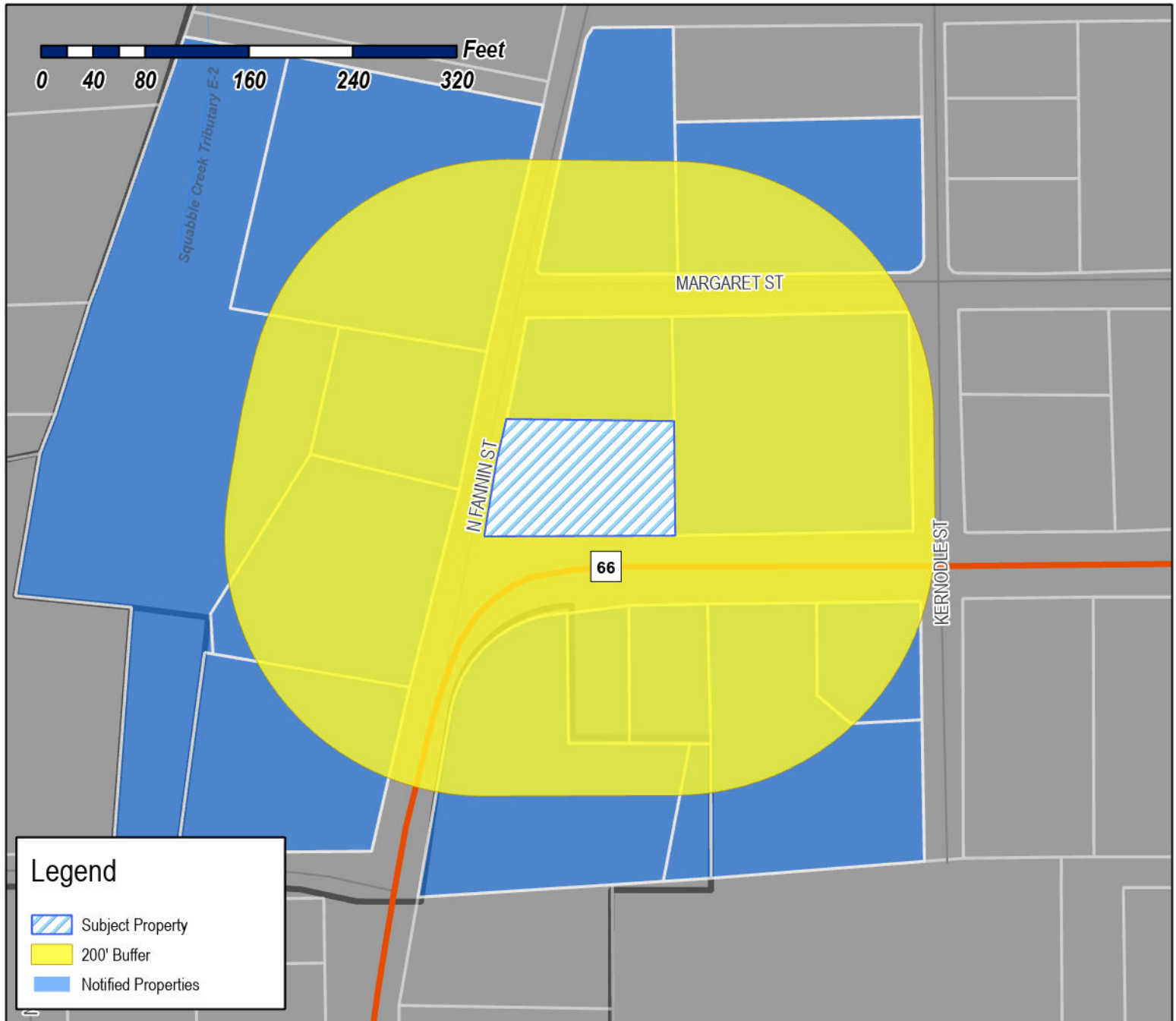




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Case Number: H2024-008
Case Name: Certificate of Appropriateness for a Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 303 Williams Street

Date Saved: 5/1/2024

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



RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
401N FANNIN ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
519 E INTERSTATE 30 #442
ROCKWALL, TX 75087

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

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

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2024-008: Certificate of Appropriateness for 303 Williams Street

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an addition to an existing driveway on a Medium Contributing Property being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 16, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-008: Certificate of Appropriateness for 303 Williams Street

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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

From: [Kathy Seregow](#)
To: [Guevara, Angelica](#)
Subject: RE: Case No.H2024-009
Date: Monday, May 6, 2024 9:45:00 PM

Thank you so much for your prompt reply! We received 4 Public Notices today:

1. Building Permit Fee Waiver for 303 Williams St
2. Small matching grant for 303 Williams Street
3. Small matching grant for 501 Kernodle Street
4. Certificate of Appropriateness for 501 Kernodle Street

We did not receive a COA for the 303 Williams St driveway. We will voice our opposition in writing on the "Request for an addition to an existing driveway."

The 303 Williams St is zoned for a single-family (SF-7) home. Ms Barakat and her husband are using the home as an Air B & B, a commercial business. With an addition, it will look like a commercial parking lot. We certainly never envisioned this view from our historic district home.

Of course, we will be at the meeting. Our home is affected the most by this new potential development.

Sincerely,
Jim & Kathy Seregow











HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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LOT SW/4C BLOCK 2

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OWNER(S) NAME Rebekah Barakat

APPLICANT(S) NAME _____

ADDRESS 2234 Randas Way
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ADDRESS _____

PHONE 214-957-9858

PHONE _____

E-MAIL rmontgomer@me.com

E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST (PLEASE PRINT)

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OWNER'S SIGNATURE

Rebekah Barakat

APPLICANT'S SIGNATURE

Rebekah Barakat

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I would like to propose a concrete driveway expansion to the HPAB for 303 Williams St. Rockwall, Texas 75087.

The expansion will extend the existing concrete driveway for additional parking along N. Fannin St. The expansion size will be approximately 15ft by 22 ft of concrete with a broom finish to match the existing driveway. The following pictures are intended to illustrate where the driveway will be expanded on the left side of the driveway and to show the current state.



Picture 1: Concrete Driveway Expansion along Fannin St. illustrated above in **Blue**



Picture 2: Existing driveway of 303 Williams off Fannin St.



Picture 3: Driveway and yard view of 303 Williams off Fannin St.

BEING a part of BLOCK 2 of TASHERS AND MICHIGAN NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded plat thereof, recorded in Volume R, Page 117, Rockwall County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the East line of Fannin Street with the North line of Williams Street at the Southeast corner of said Block 2;

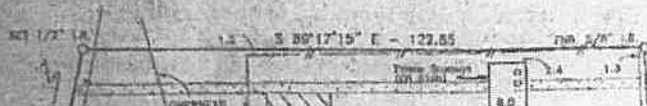
THENCE North 17° 15' 15" East along the East line of said Fannin Street and the West line of said Block 2, a distance of 94.01 feet to a 3/4" iron rod set for corner;

THENCE South 89° 17' 15" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

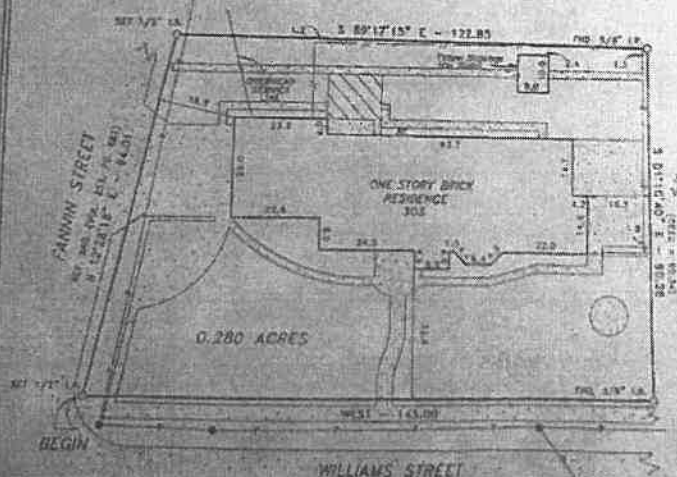
THENCE South 01° 10' 40" East, a distance of 90.38 feet to a 3/8" iron rod found for corner in the North line of said Williams Street;

THENCE West along the North line of said Williams Street a distance of 145.00 feet to the PLACE OF BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEIMAN
VOL. 164, PG. 411



ELIZABETH SHEIMAN
VOL. 164, PG. 411



JAMES D. BUTTEN
VOL. 127, PG. 479

WITNESSETH that the within and foregoing plat was duly examined and found correct by the City of Rockwall, Texas, on this 15th day of May, 1922.

WITNESSETH that the within and foregoing plat was duly examined and found correct by the City of Rockwall, Texas, on this 15th day of May, 1922.

WITNESSETH that the within and foregoing plat was duly examined and found correct by the City of Rockwall, Texas, on this 15th day of May, 1922.

WITNESSETH that the within and foregoing plat was duly examined and found correct by the City of Rockwall, Texas, on this 15th day of May, 1922.

WITNESSETH that the within and foregoing plat was duly examined and found correct by the City of Rockwall, Texas, on this 15th day of May, 1922.

WITNESSETH that the within and foregoing plat was duly examined and found correct by the City of Rockwall, Texas, on this 15th day of May, 1922.



Analytical Surveys, Inc.

LAND TITLE

ONE OF THE PLATS FOR THE CITY OF ROCKWALL, TEXAS, BEING A PART OF BLOCK 2 OF TASHERS AND MICHIGAN NATIONAL BANK ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN VOLUME R, PAGE 117, ROCKWALL COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NAME (Home Place)

DATE 5-15-22

BY J. D. BUTTEN





NOV 10 2004



June 3, 2024

TO: Rebekah Barakat
2234 Randas Way
Rockwall, TX 75087

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

SUBJECT: H2024-008; Certificate of Appropriateness (COA) for 303 Williams Street

Mrs. Barakat:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the Historic Preservation Advisory Board (HPAB) on May 16, 2024. The following is a record of all voting records:

Historic Preservation Advisory Board

On May 16, 2024, the Historic Preservation Advisory Board approved a motion to deny the Certificate of Appropriateness (COA) by a vote of 6-0, with Board Member Litton absent.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me at (972) 771-7745.

Sincerely,

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