



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: _____

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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

710 HARTMAN ST., ROCKWALL, TX 75087

SUBDIVISION

LOT

BLOCK

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

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

APPLICANT(S) IS/ARE: ☐ OWNER ☐ TENANT ☐ NON-PROFIT ☐ RESIDENT

☐ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☒ OTHER, SPECIFY:

OWNER(S) NAME

MARCELINE RENDON, JR.

APPLICANT(S) NAME

OWNERS FATHER (SON)

ANTHONY RENDON

ADDRESS

710 HARTMAN ST.
ROCKWALL, TX 75087

ADDRESS

710 HARTMAN ST.
ROCKWALL, TX 75087

PHONE

E-MAIL

PHONE

E-MAIL

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

☐ EXTERIOR ALTERATION

☐ NEW CONSTRUCTION

☐ ADDITION

☐ DEMOLITION

☐ RELOCATIONS

☒ OTHER, SPECIFY:

SHED/GARAGE

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

\$ 16,000.00

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.

CONSTRUCTION OF A 30'X30'X14' GARAGE/SHED METAL BUILDING. IT WILL BE USED TO HOUSE THREE VEHICLES. ALSO STORAGE ITEMS BEING KEPT NOW IN TWO SHEDS AND COVERED STRUCTURES. IT WILL ALL BE REMOVED AND PUT IN THE NEW GARAGE. THIS WILL FREE UP A LOT OF SPACE AND KEEP THE YARD FROM BEING SO CLUTTER. IT WILL BE BUILT BETWEEN TWO HUGE PECAN TREES, IT WILL BE UNSEEN FROM THE STREET.

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I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

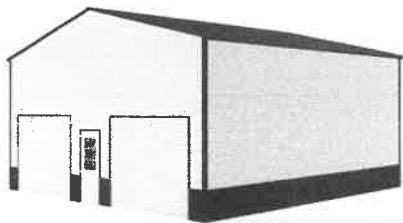
OWNER'S SIGNATURE

[Signature]

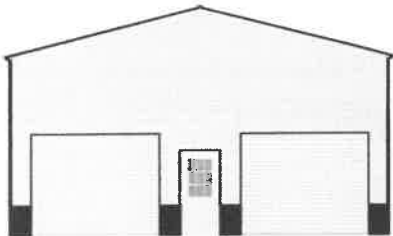
APPLICANT'S SIGNATURE

[Signature]

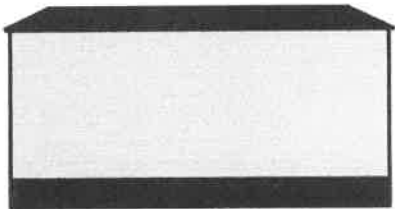
BUILDING IMAGES



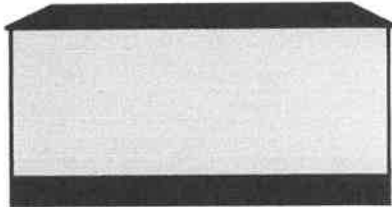
Perspective View



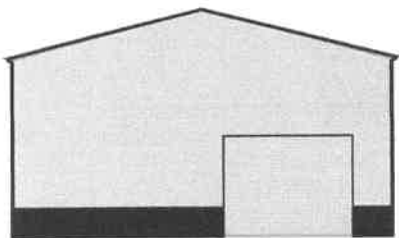
Front



Left Side



Right Side



Back



Ref #: 1752-6814-0404-5368-2, Jul 16, 2025

Texwin - (Carports Dealers)
800-636-4700

<https://dealer-steelbuildings.texwin.com/?lng=en-US&dealer=170#6cb3c305478aeffe9c58dacfc98d1597>

DEALER

Southwest Sheds (170)

Royse City, TX 75189
469-707-3501
sws.roysecity@gmail.com
Sales Rep: James Parsons

BILL TO

Marshall Rendon

TX 75087
972-310-9680
marshallrendon@sbcglobal.net

DELIVERY TO

TX 75087

ORDER OVERVIEW

Installation Surface:	Asphalt
Payment Option:	Credit / Debit
Building Permit	Yes ✓
Concrete Permit	Yes ✓
Power Available	No X
Site Specific Drawings	No X
Site Ready	No X
Jobsite Level	Yes ✓

STYLE

Garage

ROOF STYLE

**Vertical
(Professional)**

SIZE

30' x 30' x 14'
Width Length Leg Height

COLORS / MATERIALS

Siding	White <input type="checkbox"/>
Trim	Black <input checked="" type="checkbox"/>
Roof	Black <input checked="" type="checkbox"/>
Wainscot	Black <input checked="" type="checkbox"/>

NOTES

Description	QTY	PRICE	MSRP	
Base Price: 30'x30'	1	\$6,875.00	- You Saved	\$20,052.00 \$5,036.10
Installation Surface: Asphalt	1	-	Subtotal	\$15,015.90
Colonial Style (Wainscot): Black	1	\$100.00	+ Tax (8.25%)	\$1,238.81
Roof Style: Vertical (Professional)	1	-	Total Order Amt	\$16,254.71
Roof Pitch: 3/12 (Standard) ✓	1	-	Deposit Required to Order	\$2,195.84
Leg Style: Double	1	-	Schedule Deposit	\$7,029.44
Texwin Certified: Certified to 150 MPH / 20 PSF	1	-	Final Balance Due at Installation	\$7,029.43
Leg Height: 14'	1	\$2,772.00		
Left Side: Fully Enclosed - Siding: Horizontal	1	\$755.00		
Right Side: Fully Enclosed - Siding: Horizontal	1	\$755.00		

Continued on next page

Updated Balance
(if applicable)

Date

CUSTOMER ORDER SIGNATURE

DATE

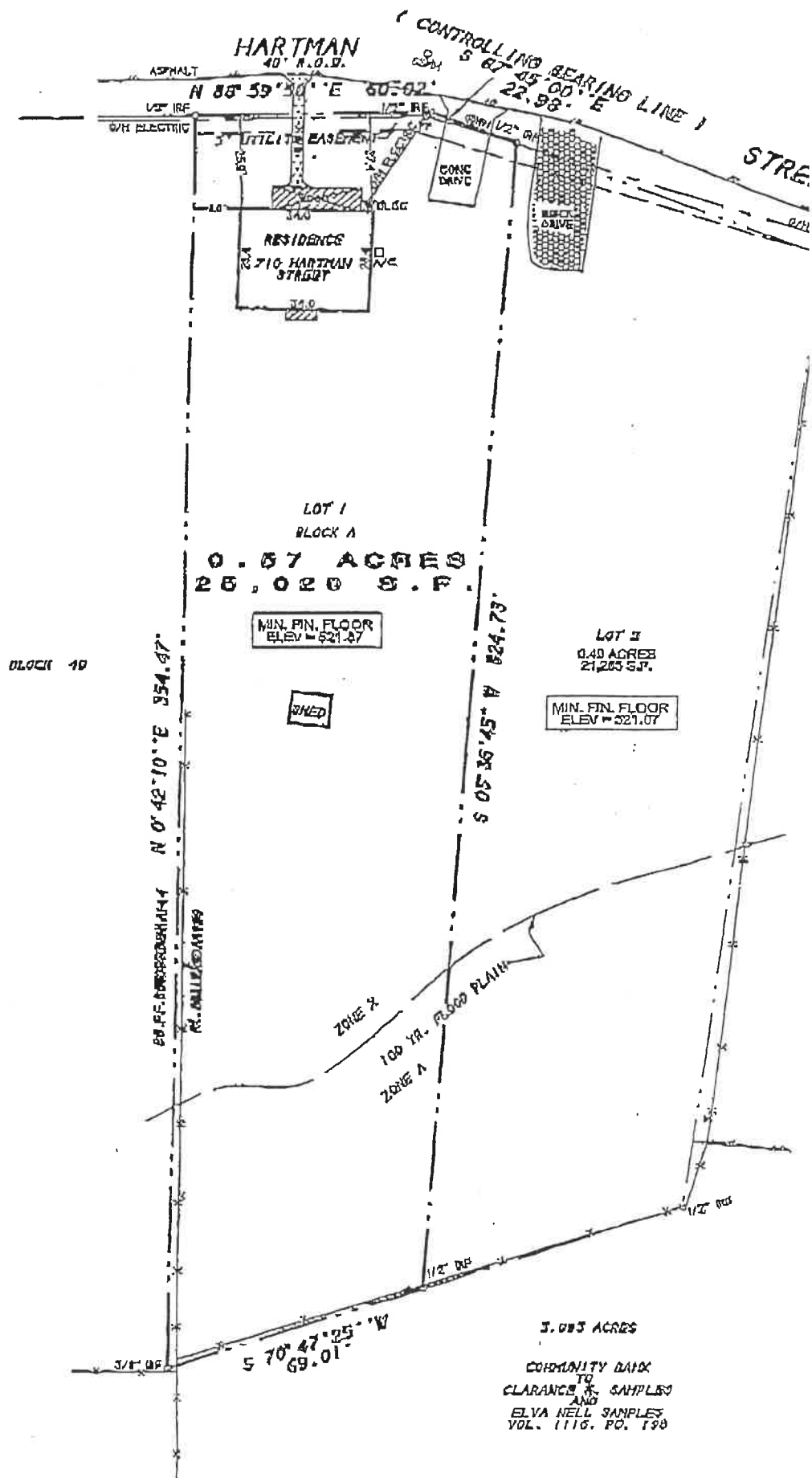
Customer was present for the unit's installation and accepts the unit as installed. View terms page for more details.

DEALER / MFR SIGNATURE

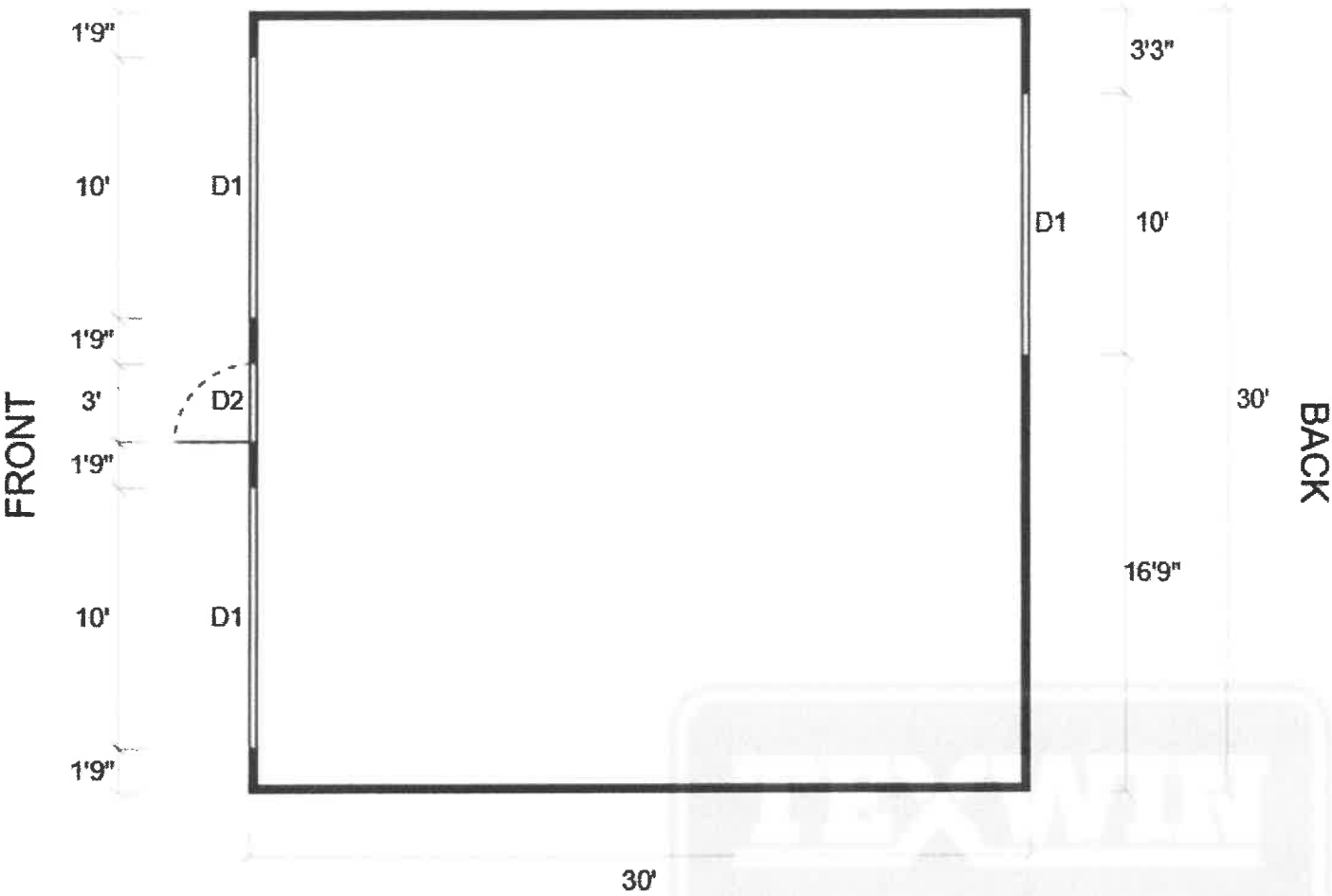
DATE

CUSTOMER INSTALL SIGNATURE

DATE



LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND			
D1	10'x8' Rollup Door	D2	Walk-In Door 9-Lite (36x80)
	Closed Wall		



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: August 21, 2025
APPLICANT: Anthony Rendon
CASE NUMBER: H2025-014; *Certificate of Appropriateness (COA) for 710 Hartman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marceline Rendon for the approval of a Certificate of Appropriateness (COA) for the construction of an accessory building on a *Medium Contributing Property* being a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman Street, and take any action necessary.

BACKGROUND

The 1,548 SF single-family home situated on the subject property at 710 Hartman Street was constructed circa 1950 with Folk Victorian stylistic influences according to the 2017 Historic Resource Survey. According to the Rockwall Central Appraisal District (RCAD) there is also a 92 SF shed constructed in 2005 and a 270 SF detached carport constructed in 2021 situated on the subject property. Staff should also note, that based on aerial imagery there appears to be a second accessory structure with a separate covered area situated on the subject property. The single-family home is classified as a *Medium Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. 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: JUNE 2025

PURPOSE

The applicant -- *Anthony Rendon* -- is requesting approval of a Certificate of Appropriateness (COA) for the construction of an accessory building (*i.e. a Detached Garage*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 710 Hartman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This also happens to be the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is are two (2) parcels of land [*i.e. 709-711 Hartman Street and 207 Wade Drive*] developed with single-family homes and zoned Single-Family 7 (SF-7) District. North of this is E. Washington Street, which is identified as a A4D (*i.e. arterial collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is a 6.60-acre parcel of land [i.e. Lot 8, Block A, Richard Harris #2 Addition], which consists of a single-family home, metal barn and pole barn. Beyond this are three (3) parcels of land [i.e. 506, 602, & 606 Renfro Street] developed with single-family homes. South of this is the remainder of the Renfro Creekside Estates subdivision, which consists of two (2) lots and has been in existence since May 21, 2010. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) parcel of land [i.e. 712 Hartman Street] developed with a single-family home. This parcel is classified as a *Non-Contributing Property*. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is one (1) parcel land [i.e. 716 Hartman Street] developed with a single-family home and one (1) parcel of land [i.e. Lot 8, Block A, Richard Harris #2 Addition] developed with a single-family home, metal barn, and pole barn. East of this is the Richard Harris 2 Addition, which consists of seven (7) single-family lots and has been in existence since October 14, 1982. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land [i.e. 706 & 708 Hartman Street] developed with single-family homes. These parcels are designated as *Non-Contributing Properties*. Beyond this is one (1) parcel of land [i.e. 301 S. Clark Street], which is developed with a single-family home. This parcel is designated as a *Medium Contributing Property*. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the boundary for the Old Town Rockwall (OTR) Historic District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

The applicant has submitted a request for a *Certificate of Appropriateness (COA)* proposing to construct a new *Detached Garage* on the subject property. The applicants have indicated that the proposed structure will be 900 SF [i.e. 30' x 30'] and will be a metal building that have very limited visibility from the street. The building elevations of the proposed structure have been provided by the applicants and are shown below [see Figure 2]. Along with the building elevations, the applicant has also submitted a new development application and a site plan showing the approximate location of the proposed structure. Staff

should note that with this proposed building, the applicant has indicated that the two (2) existing accessory buildings situated on the subject property will be removed with the construction of the proposed *Detached Garage*.

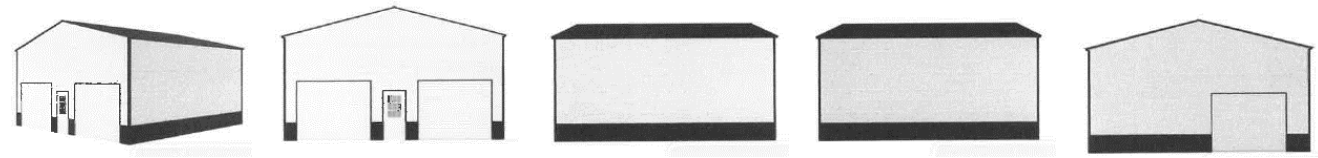


FIGURE 2: BUILDING ELEVATIONS PROVIDED BY THE APPLICANT

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 located within 200-feet of a contributing property [*i.e. 201 S. Clark Street*]. In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) ..." In this case, the proposed structure will have limited visibility from Hartman Street.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. In this case, the proposed garage will be 900 SF [*i.e. 30-feet by 30-feet*] and it will be the only accessory structure remaining on the subject property with the exception of the primary home. The Unified Development Code (UDC) stipulates that accessory structures must be architecturally compatible with the primary structure. In this instance, the proposed building will be clad in metal, which is not consistent with the exterior siding of the primary residence. In addition, this section of the code goes on to state that detached garages shall not exceed fifteen (15) feet in height. In this case, the height of the *Detached Garage* will be 14-feet, which is in conformance with the requirements. The code also requires that the proposed structure include a minimum of one (1) garage bay door large enough to pull and park a standard size motor vehicle inside the structure. In this case, the structure will have three (3) such doors incorporated into its design. The detached garage must also be accessible from the front, rear, or side yard by a standard width, concrete driveway that has a minimum length of 20-feet of driveway pavement and be situated a minimum of 20-feet behind the front façade of the primary structure. Based on the site plan and building elevations submitted by the applicant, the building meets all of the density, dimensional, and setback requirements for a *Detached Garage* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The only area of non-conformance is with the exterior cladding of the structure; however, it should only have limited visibility from Hartman Street. With this being said, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Staff should note, that since this request will also require a Specific Use Permit (SUP), if the HPAB chooses to approve the request, a recommendation for approval of the SUP will be forwarded to the Planning and Zoning Commission.

NOTIFICATIONS

On July 31, 2025, staff mailed 23 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant must apply for a Specific Use Permit (SUP) after the approval of a Certificate of Appropriateness (COA) has been granted;
- (2) The applicant must apply for a Building Permit after the approval of the Specific Use Permit (SUP) has been granted;
- (3) The proposed accessory structure shall not exceed a maximum size of 900 SF; and,
- (4) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

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APPLICANT(S) NAME

OWNERS FATHER (SON)

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ROCKWALL, TX 75087

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ANTHONY RENDON
710 HARTMAN ST.
ROCKWALL, TX 75087

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E-MAIL

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CONSTRUCTION TYPE [CHECK ONE]:

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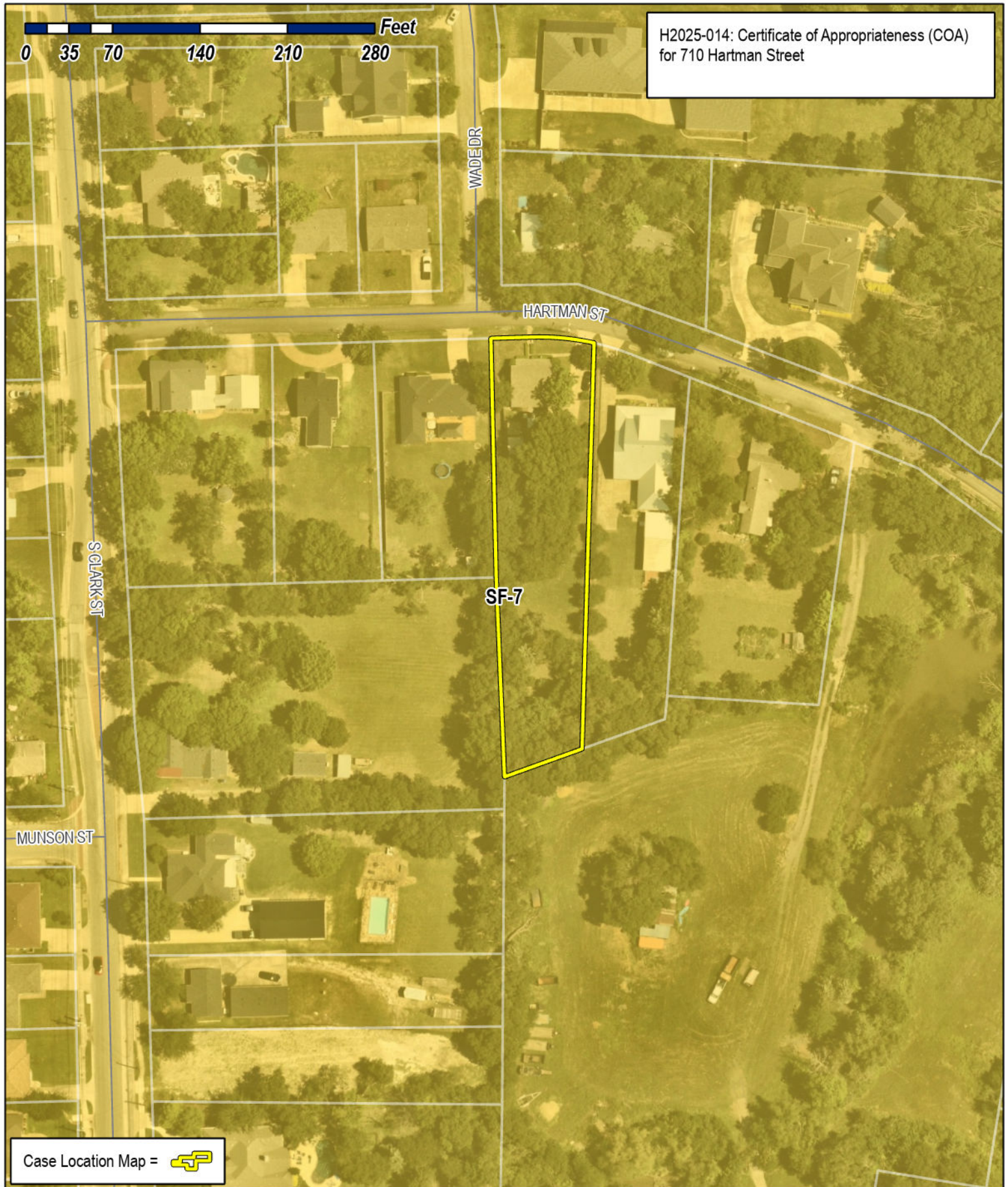
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OWNER'S SIGNATURE

[Signature]

APPLICANT'S SIGNATURE

[Signature]



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.

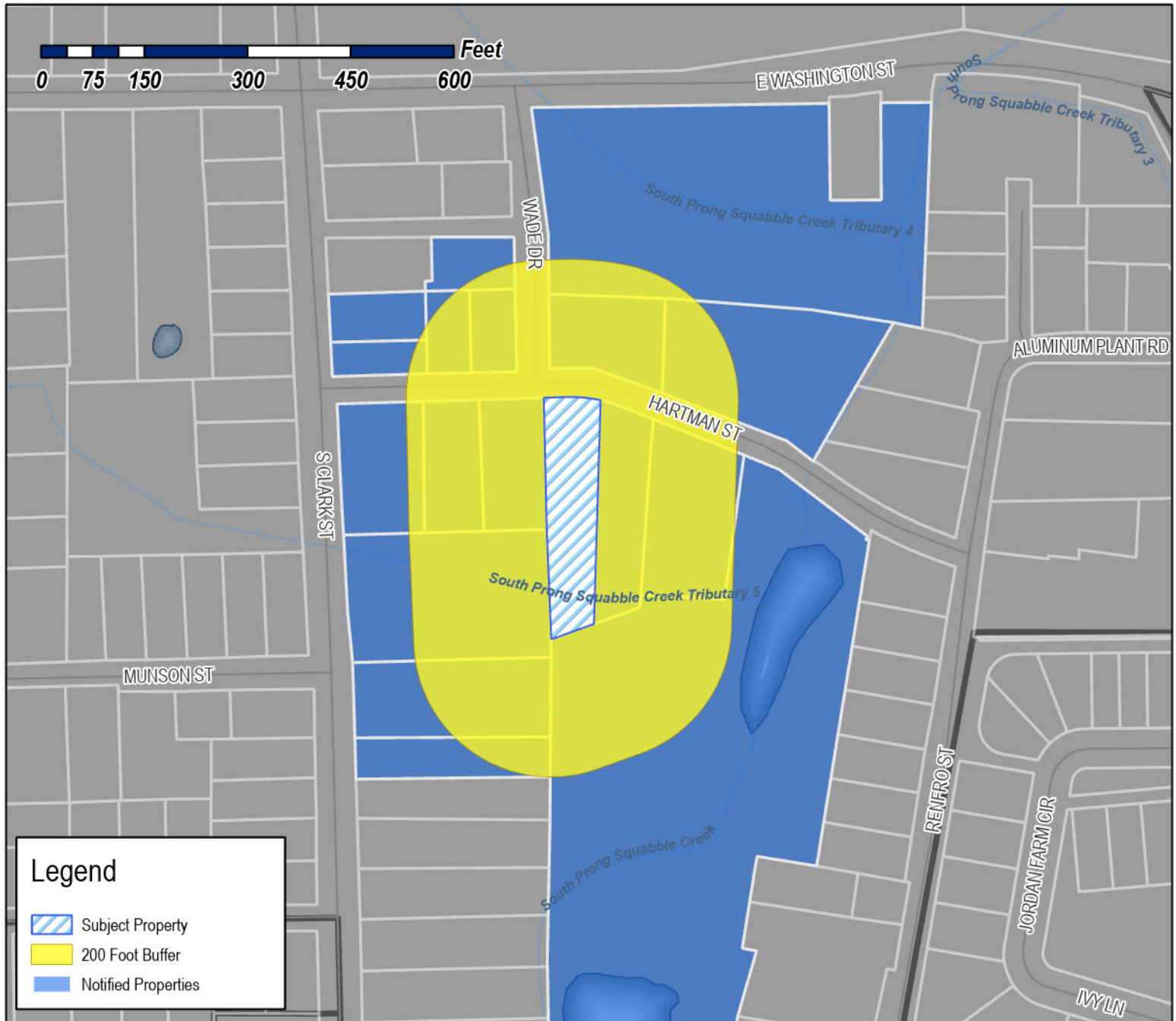




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Case Number: H2025-014

Case Name: Certificate of Appropriateness (COA) for a Medium Contributing Property

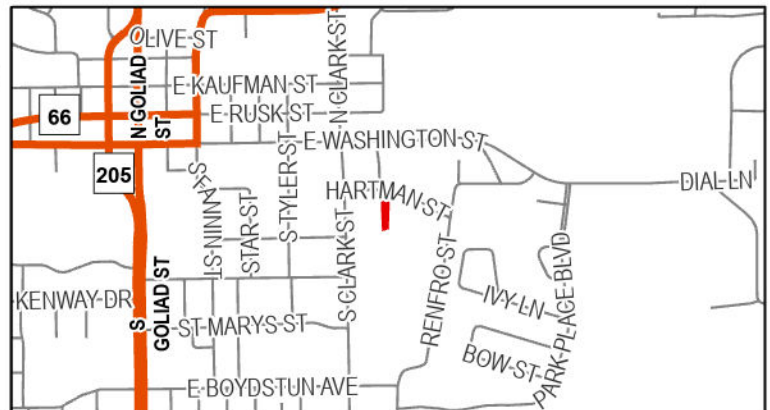
Case Type: Historic

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

Case Address: 710 Hartman Street

Date Saved: 7/28/2025

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



WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

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

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

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

RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

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

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

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
707 HARTMAN ST
ROCKWALL, TX 75087

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

RESIDENT
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

PUBLIC NOTICE



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

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

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

Case No. H2025-014: Certificate of Appropriateness (COA) for an Accessory Building

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marceline Rendon for the approval of a Certificate of Appropriateness (COA) for the construction of an accessory building on a Medium Contributing Property being a 0.570-acre parcel of land identified as Lot 1 of the Hurst 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 710 Hartman 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, August 21, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, August 21, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2025-014: Certificate of Appropriateness (COA) for an Accessory Building

Please place a check mark on the appropriate line below:

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

Name:

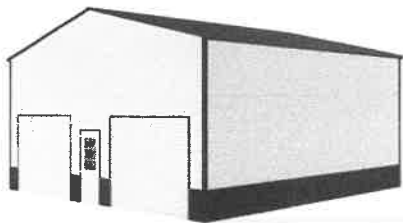
Address:

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

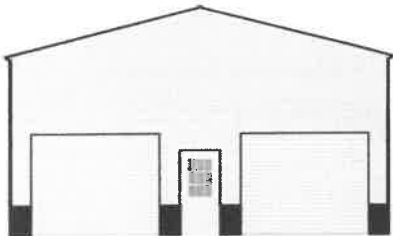


NEW
SHED

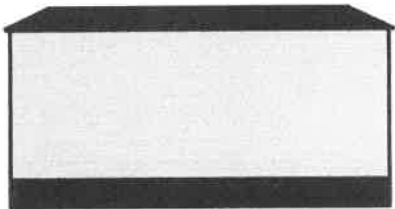
BUILDING IMAGES



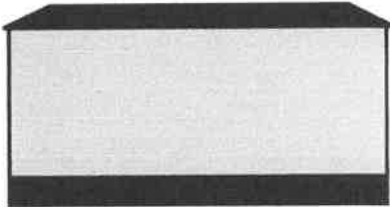
Perspective View



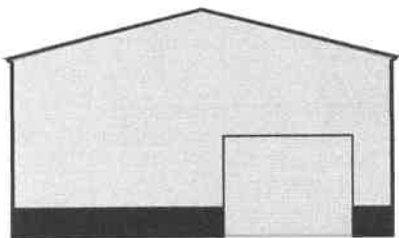
Front



Left Side



Right Side



Back





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DATE: August 22, 2025

TO: Anthony & Marceline Rendon
710 Hartman Street
Rockwall, Texas 75087

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

SUBJECT: H2025-014; COA for 710 Hartman Street

Anthony:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on August 21, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

The applicant must apply for a Specific Use Permit (SUP) after the approval of a Certificate of Appropriateness (COA) has been granted;

- 1) The applicant must apply for a Building Permit after the approval of the Specific Use Permit (SUP) has been granted;
- 2) The proposed accessory structure shall not exceed a maximum size of 900 SF; and,
- 3) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On August 21, 2025, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness (COA) with the condition that the Detached Garage generally match the aesthetics of the primary structure by a vote of 4-0, with Board Members Lewis, Gaskin, and McNealy absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,



Bethany Ross, Senior Planner
City of Rockwall Planning and Zoning Department