



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # H2022-010 P&Z DATE _____ CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 6/16/22 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 _____



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: 4/3/22

RECEIVED BY: B.R.

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 502 Kernodle Street

SUBDIVISION Farmers & Merchants Addition LOT 1 BLOCK 6

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 Blas & Ana K. Mejia

APPLICANT(S) NAME _____

ADDRESS 502 Kernodle St.
Rockwall, TX 75087

ADDRESS _____

PHONE 409-335-2508

PHONE _____

E-MAIL Blasmajia2@yahoo.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): \$ _____

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.

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

June 3, 2022

Historic Preservation Advisory Board

City Of Rockwall

Petition for addition of new white wood picket fence

502 Kernodle Street

Rockwall, TX 75087

Farmers & Merchants Addition- Lot 1- Block 6

Non-contributing property

Blas & Ana K. Mejia

The property currently does not have a fence and we are proposing the addition of a new 4 foot white wood picket fence to match the accent color in the home. The fence is to include a gate on the rock driveway located on the side of Williams Rd (see attached survey). On that side of the property there will also be a small door which leads to sidewalk. Front fence facing Kernodle will also include a small door. The fence will be similar to others in the Old Town Rockwall Historic District neighborhood. In addition, the fence will enhance the historic character to the property; it will also keep our three children safe. This past Monday we had an unwelcomed visitor, that trespassed and walked up to our property as we were moving in, we immediately contacted Rockwall police department which they did an outstanding job. The proposed addition will enhance the home throughout the entire property as well as needed security to my family. Thank you so much for your time.

Sincerely,

Blas & Ana K. Mejia



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: Blas and Ana Mejia
CASE NUMBER: H2022-010; *Certificate of Appropriateness (COA) for 502 Kernodle*

SUMMARY

Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a *Medium Contributing Property* being a 0.263-acre parcel of land identified as Lot 1, Block 6, 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 502 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 1,759 SF single-family home that was constructed in 1939. In addition, one (1) 192 SF accessory structure was constructed on the subject property in 1990. According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Medium Contributing Property*. The home situated on the subject property is one (1) story and according to the 2017 *Historic Property Survey* it was constructed in a *Minimal Traditional Ranch Style*. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. The property has remained zoned Single Family (SF-7) District.



FIGURE 1: JUNE 9, 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the addition of a 40-inch fence in the front yard.

ADJACENT LAND USES AND ACCESS

The subject property is located at 502 Kernodle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.160-acre parcel of land (*i.e. 506 Kernodle*) zoned Single-Family 7 (SF-7) District, and identified as a *Non-Contributing Property*. Beyond this is Margaret 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 is a 0.167-acre parcel of land (*i.e. 602 Kernodle Street*) with a single-family home situated on it. This property is zoned Single-Family 7 (SF-7) District, and identified

as a *Low Contributing Property*. Beyond this are the boundaries of the Old Town Rockwall (OTR) Historic District followed by several parcels of land developed with single-family homes that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject is Williams 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 two (2) parcels of land (i.e. 402 & 406 Williams Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. 402 Williams Street is classified as *Low Contributing Property* and 406 Williams Street is classified as *Medium Contributing Property*. Beyond this is Lofland Park, which is a 1.377-acre public park.

East: Directly east of the subject property is one (1) 0.386- acre parcel of land (i.e. 501 Austin street) zoned Single-Family 7 (SF-7) District and classified as a *Non-Contributing Property*. Beyond this is Austin 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 is 501 Williams Street, which is zoned Single-Family 7 (SF-7) District and is classified as a *Non-Contributing Property*.

West: Directly west of the subject property is Kernodle Street which is classified 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 two (2) parcels of land (i.e. 501 Kernodle and 303 Williams Street) developed with single-family homes zoned Single-Family 7 (SF-7) District. 501 Kernodle Street is classified as a *High Contributing Property* and 303 Williams Street is classified as a *Medium Contributing Property*. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land (i.e. 405, 503 & 601 N. Fannin Street) developed with single-family homes and zoned Single-Family 7 (SF-7) District. 405 & 503 N. Fannin Street are classified as *Non-Contributing Properties* and 601 N. Fannin Street is classified as a *High Contributing Property*. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing construct a 40-inch tall, white alternating picket fence along the south, west (i.e. adjacent to Kernodle Street) and north (i.e. adjacent to Williams Street) property line. Along the west property line, the applicant is proposing a small door to open up to their existing sidewalk that leads to the front entry of the home. Along the north property line, the applicant is proposing a small door to open up to the existing sidewalk that leads to the second entry for the home, as well as, a gate where the existing driveway is.

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

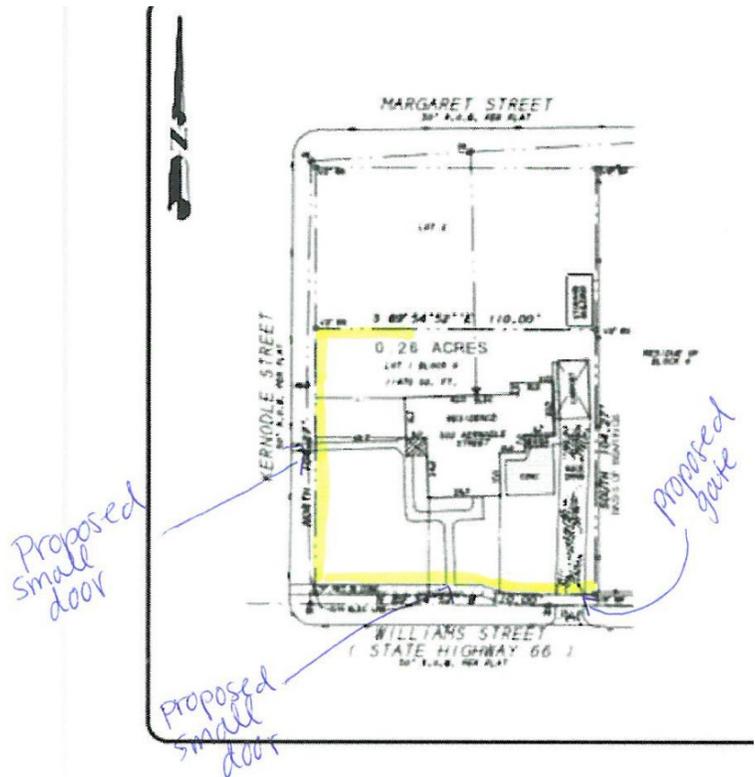


FIGURE 2: FENCE AND GATE LOCATIONS

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*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." In this case, the fence proposed by the applicant is a front yard fence and requires the approval of the Planning and Zoning Commission in accordance with the Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). According to Subsection 08.03(C)(2), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ..." This section goes on to state that front yard fences should be constructed out of wood or decorative metal, be 50% transparent, no taller than 42-inches in height, and not be opaque. The proposed fence will be a 40-inch tall, white alternating picket fence. The proposed fence will be situated in all portions of the front yard (*i.e. extending from the back yard towards Kernodle Street along the entire length of Kernodle and Williams Street -- see Figure 1*). 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 ..." The proposed design of the fence does not appear to impair the historical integrity of the subject property or 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 an exception to allow the front yard fence.

NOTIFICATIONS

On June 7, 2022, staff notified 25 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices 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 will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.
- (2) 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:

4/3/22
B.R.

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CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

502 Kernodle Street

SUBDIVISION

Farmers & Merchants Addition

LOT

1

BLOCK

6

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

Blas & Ana K. Mejia

APPLICANT(S) NAME

ADDRESS

502 Kernodle St.

ADDRESS

PHONE

Rockwall, TX 75087

PHONE

E-MAIL

409-335-2508

E-MAIL

Blasmejia2@yahoo.com

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):

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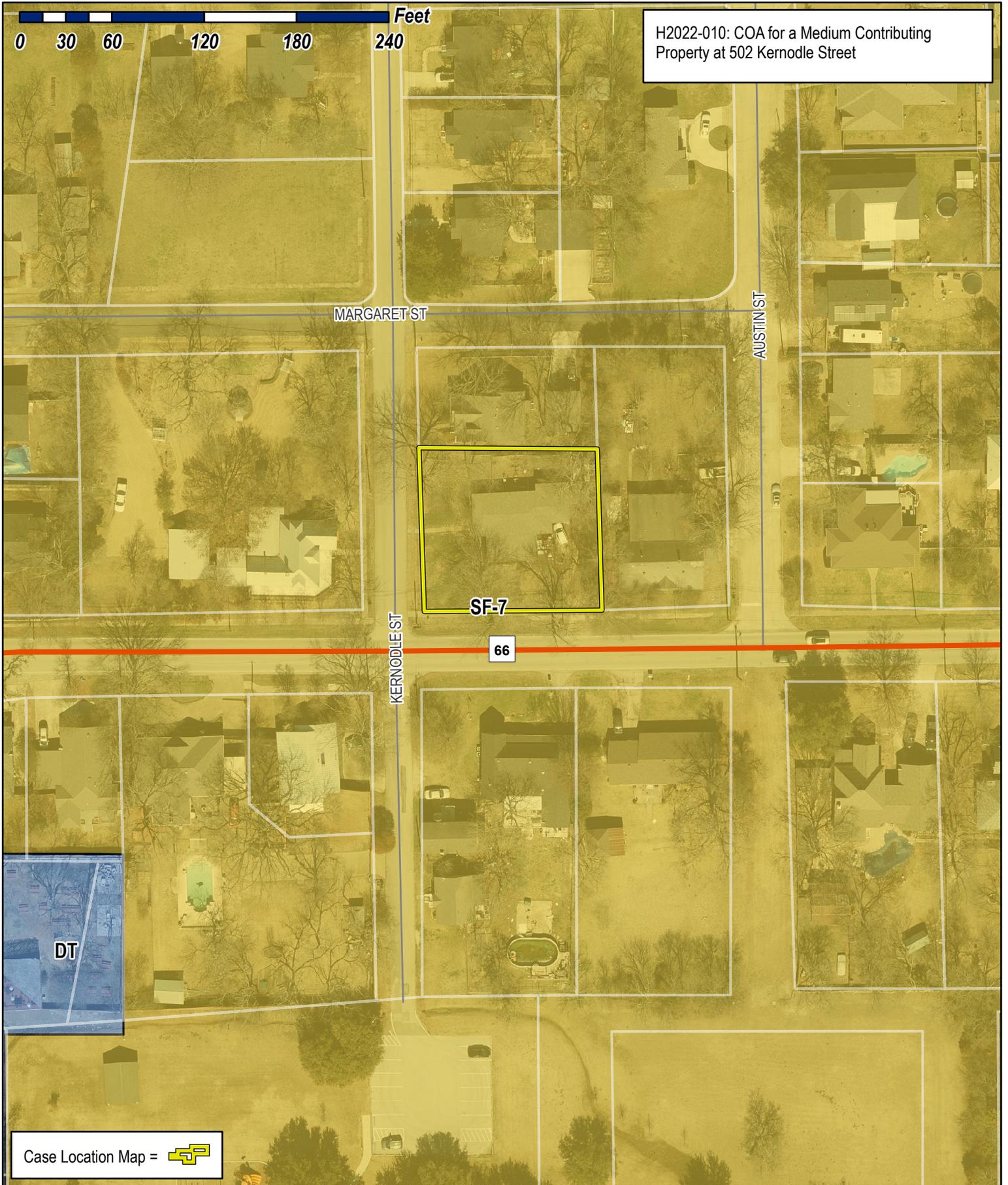
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OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2022-010: COA for a Medium Contributing Property at 502 Kernodle Street

MARGARET ST

AUSTIN ST

SF-7

66

KERNODLE ST

DT

Case Location Map = 



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.

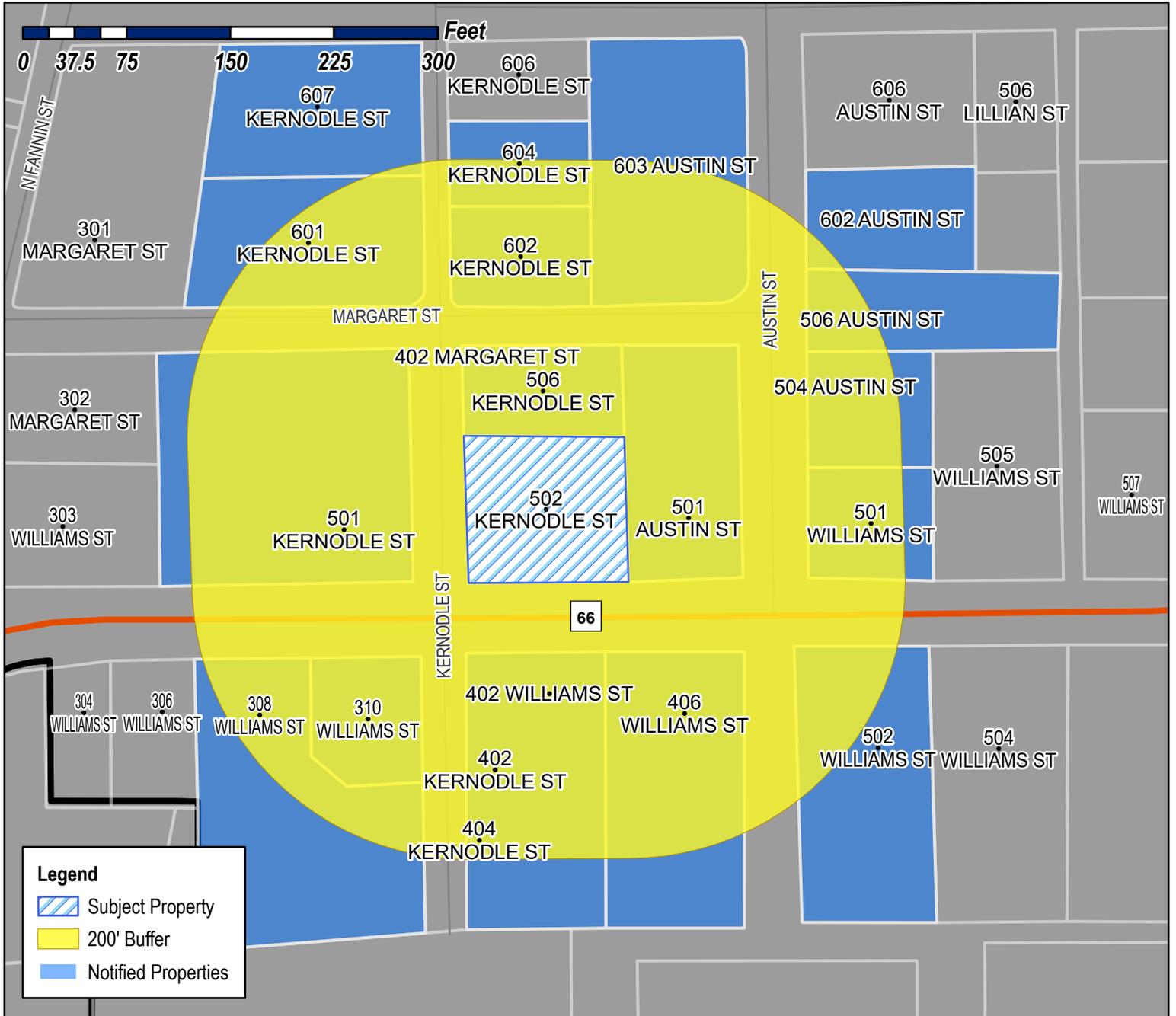




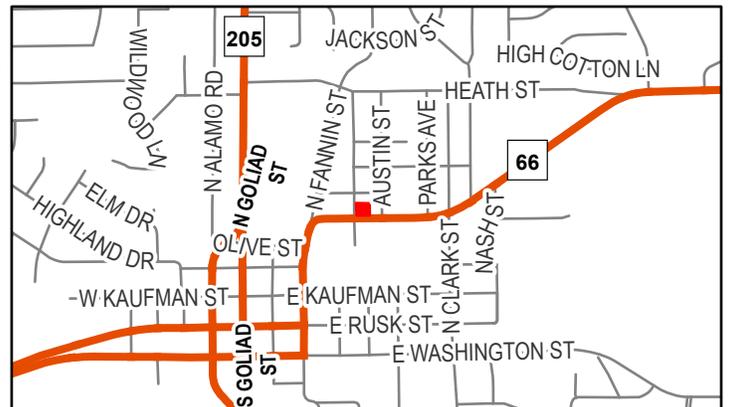
City of Rockwall

Planning & Zoning Department
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Case Number: H2022-010
Case Name: COA for Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Kernodle Street



Date Saved: 6/3/2022

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

PLACE LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

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

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

PLACE LISANNE
406 WILLIAMS ST
ROCKWALL, TX 75087

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

SUMBLIN BEN III ESTATE OF
501 AUSTIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

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

BARRON JOSE FELIX & MARIA MERCEDES
502 KERNODLE ST
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
504 AUSTIN ST
ROCKWALL, TX 75087

FOLEY MICHELLE
506 AUSTIN ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE 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

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
602 AUSTIN ST
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

BARRON JOSE FELIX & MARIA MERCEDES
9 PRINGLE LN
ROCKWALL, TX 75087

PEOPLES MICHAEL L &
LINDA CAUBLE
PO BOX 41
ROCKWALL, TX 75087









NOV 10 2004

June 3, 2022

Historic Preservation Advisory Board

City Of Rockwall

Petition for addition of new white wood picket fence

502 Kernodle Street

Rockwall, TX 75087

Farmers & Merchants Addition- Lot 1- Block 6

Non-contributing property

Blas & Ana K. Mejia

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Sincerely,

Blas & Ana K. Mejia



DATE: June 17, 2022

TO: Blas and Ana K Mejia
502 Kernodle Street
Rockwall, Texas, 75087

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

SUBJECT: H2022-010; *Certificate of Appropriateness (COA)* for 502 Kernodle Street

Blas and Ana:

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 June 16, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant will need to submit a request for special exception for a front yard fence to the Planning and Zoning Commission prior to the construction of the fence.
- (2) 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 June 16, 2022, the Historic Preservation Advisory Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 5-0, with Board Members McClintock and Miller absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in purple ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross
Planner