

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
SEPTEMBER 21, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(1) Approval of Minutes for the July 20, 2023 Historic Preservation Advisory (HPAB) meeting.

(IV) ACTION ITEMS

(2) Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 2-82, *Officers*, of Division 3, *Historic Preservation Advisory Board*, of Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary.

(V) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(3) **H2023-011 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

(4) **H2023-012 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Johnathan Brown for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-Contributing Property being a 0.43-acre tract of land identified as a portion of Lot B, Block 3, F&M 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 601 Kernodle Street, and take any action necessary.

(VI) DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(3) Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

(VII) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on September 15, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 20, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Jay Odom brought the meeting to order at 6:00 PM. Board members present were Sarah Freed, Haydon Frasier, Tiffany Miller, and Steve Gaskin. Absent from the meeting Allison McNeely. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Henry Lee, Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala. Staff absent from the meeting was Bethany Ross.

II. OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Jay Odom explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Odom closed the open forum.

III. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

1. Approval of Minutes for the June 15, 2023 Historic Preservation Advisory (HPAB) meeting.

Board member Frasier made a motion to approve Consent Agenda. Board Member Gaskin seconded the motion which passed by a vote of 4-0.

IV. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

2. **H2023-010 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alexander Barakat for the approval of a Certificate of Appropriateness (COA) for a fence 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.

Planning Technician Guevara provided a brief summary in regards to the request. The subject property is classified as a Medium Contributing property. The applicant is requesting approval of a COA for the purpose of removing and replacing it with either: [1] Option 1- replacing the damaged fence with a 4-foot, black wrought iron fence and painting it white or; [2] Option 2- replacing the damaged fence with the original 3-foot, 3-board white fence. When reviewing the surrounding properties, staff found that there was only one (1) other house on Williams Street with a front yard fence, which was more characteristic with Option 1. Staff should note that both of these options are in conformance with the UDC requirements for a front yard fence; however, Option 2 appears to match the surrounding area better. With this being said, requests for COA's are discretionary decisions for the HPAB.

Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.

Alexander Barakat
2234 Randas Way
Rockwall, TX 75087

Mr. Barakat came forward and provided additional details in regards to the request.

Donald Ortamond
301 Margaret Street
Rockwall, TX 75087

Mr. Ortamond came forward and expressed his being in favor of the applicant's request.

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James Seregow
503 N. Fannin Street
Rockwall, TX 75087

Mr. Seregow came forward and expressed his opposition to the applicant’s request.

Chairman Odom closed the public hearing and brought it back to the board for motion or action.

Chairman Odom asked if the material for the fence would be aluminum.

Board member Miller made a motion to approve option 2 for H2023-010 for the applicant to have a fence in the front yard. Board member Frasier seconded the motion which passed by a vote of 4-0.

V.DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(3) Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

VI.ADJOURNMENT

Chairman Jay Odom adjourned the meeting at 6:21 PM.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2023.

CHAIRMAN

ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR



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: September 21, 2023

APPLICANT: Annette Lall

CASE NUMBER: H2023-011; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1910, and -- based on the 1934 Sanborn Maps -- the *Office Building* was constructed after 1934.

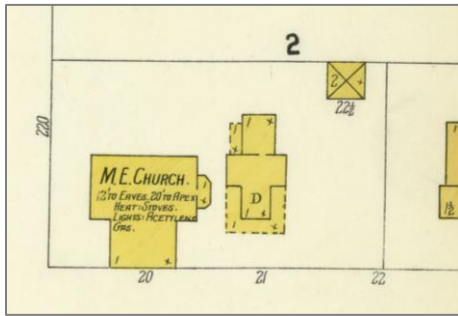


FIGURE 1: 1900 SANBORN MAPS

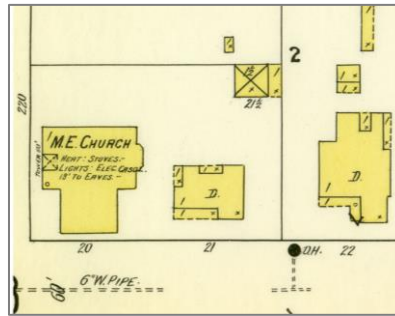


FIGURE 2: 1911 SANBORN MAPS

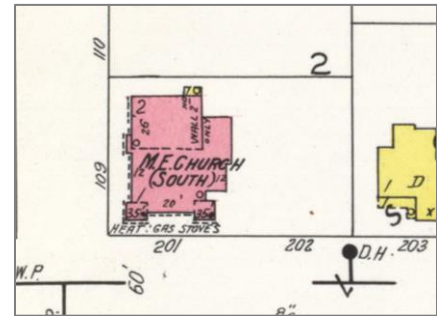


FIGURE 3: 1934 SANBORN MAPS

According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. In 2005, a representative of the applicant requested a Certificate of Appropriateness (COA) [Case No. H2005-010] to renovate/restore the exterior of the *House of Worship*. Specifically, the applicant was requesting to remove the stained-glass windows and replace them with clear glass windows. Ultimately, the Historic Preservation Advisory Board (HPAB) denied the request by a vote of 5-1, with board member Pittman dissenting. Following this denial, the applicant appealed the HPAB's decision to the City Council, which was denied by a vote of 7-0. A representative of the applicant submitted a subsequent request [Case No. H2005-011] for a scaled back restoration/rehabilitation project, which was reviewed by the



FIGURE 4: OLD METHODIST CHURCH AT 303 E. RUSK STREET

Historic Preservation Advisory Board (HPAB) at the December 15, 2005 meeting. At this meeting the board approved a motion to grant the Certificate of Appropriateness (COA) allowing the proposed restoration/rehabilitation of the building with the following conditions of approval: [1] the stained glass be replaced with by the 2008 calendar year, [2] the proposed glazing for the windows be opaque, and [3] the applicant return in January 2006 for the approval of the opaque glass coatings. Despite this approval, the case was *not* brought back to the board in January 2006 and the requested improvements were not made. On September 4, 2007, the City Council approved *Ordinance No. 07-34* rezoning the subject property from a General Retail (GR) District to a Downtown (DT) District. The subject property was also placed on the *National Register of Historic Places* in 2007.

No additional Certificate of Appropriateness (COA) cases were submitted until the applicant submitted the case [Case No. H2021-005] in November 2021. This was a request to allow: [1] the replacement of the doors, [2] repair to the existing steps, and [3] the replacement of the stained-glass windows with clear glass windows to allow the gradual repair of the stained-glass windows (*no date of completion was provided*). The Historic Preservation Advisory Board (HPAB) reviewed this request at their November 18, 2021 meeting, and approved a motion to table the case until the February 17, 2022 meeting by a vote of 7-0. The purpose of this motion was to allow the applicant time to collect additional bids for the replacement of the stained-glass windows. Prior to the February 17, 2022 meeting, the applicant submitted two (2) bids: [1] \$253,200.00 over two (2) years, and [2] \$844,066.00 over 6½-years. Based on these bids the applicant amended the request to *not* repair the stained-glass windows and replace them with clear glass windows. This request was presented to the board on February 17, 2022, and the board approved a motion to allow the replacement of the doors and repair to the existing steps, but denial of the request to replace the windows. This motion was approved by a vote of 5-0, with board members Miller and McClintock. On April 21, 2022 the applicant returned to the HPAB [Case No. H2022-002] requesting to allow single pane windows to be installed in front of the stain-glass windows, and to allow the stain-glass windows to be removed in phases for repair. The applicant indicated that the stain-glass windows would be replaced once repaired; however, the HPAB had concerns about how to enforce the replacement of the stained-glass windows. Ultimately the HPAB approved a motion to approve the COA by a vote of 4-0, with the following condition of approval “(t)he applicant shall be required to provide annual updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project. Should the applicant fail to meet the timelines established in this request the board shall have the authority to direct the Building Inspections Department to issue a *Stop Work Order* in accordance with Subsection 06.03(K) of Article 05, District Development Standards, of the Unified Development Code (UDC).”

Based on the condition of approval, on April 21, 2022 [Case No. H2022-002] the applicant was to return to the Historic Preservation Advisory Board (HPAB) within one (1) year of approval to provide the board with an update on the status of the Certificate of Appropriateness (COA). Following the approval on April 21, 2022, staff had received correspondence from the applicant on June 1, 2022 and July 14, 2022 that provided updates on the status of the single pane window installments; however, no further correspondence was received until after the one (1) year deadline passed. Based on this the applicant failed to return to the board as was required by the Certificate of Appropriateness (COA). According to Subsection 06.03 (K), *Enforcement*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(i)n the event work is found that is not being performed in accordance with the Certificate of Appropriateness (COA), the building inspection department may suspend the Certificate of Appropriateness (COA).” In this case, the applicant did not return to the board and the approved scope of work had not been addressed. This prompted staff -- *in accordance with the condition of approval and Subsection 06.03 (K) of Article 05, District Development Standards, of the Unified Development Code (UDC)* --, to provide the applicant a notice of violation for property maintenance violations on April 24, 2023. Since the initial notice of violation, staff has written seven (7) citations related to property maintenance violations on the subject property. This prompted the applicant to submit for a new Certificate of Appropriateness (COA) case on July 28, 2023 in order to establish a new timeline. Staff should note that no improvements have been made to the building to clear up the property maintenance violations since they were issued.

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of permitting the repair and replacement of windows on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (202, 204, & 206 N. Fannin Street) and one (1) developed with a single-family home (305 E. Kaufman Street). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (101 N. Fannin Street), one (1) developed with a house of worship (306 E. Rusk Street), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin 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 several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant has provided four (4) separate quotes for different scopes of work that include exterior and interior work. For the purpose of the Historic Preservation Advisory Board (HPAB) only the exterior work may be considered. In this case, the HPAB is considering the repair/replacement of the exterior rotted wood trim, caulk, and painting of the trim for 83 windows, and the installation of new single pane glass panels on the exterior of 53 existing windows. This will replace the broken plexiglass covers with glass. The bid provided by the applicant from LNJB Roofing, LLC indicates the proposed work will take one (1) to two (2) weeks to complete and will cost \$29,000.00. The second part of the applicant's request is to move forward with the Artco bid for the repair of the stain-glass windows, which was previously approved at the April 21, 2022 HPAB meeting [Case No. H2022-002]. Artco would be removing the stain-glass from the inside, to protect the work completed LNJB Roofing LLC, and repair these windows over an estimated 24-month period. The estimated cost by Artco for the repair or replication of the 64 stained-glass windows is \$253,200.00. It should be noted that Artco's bid indicates that the work shall be conducted in four (4) phases, where one (1) side of the building will be completed before the next side is started.

Included with the applicant's submittal was a new timeline that establishes the phasing of the proposed Certificate of Appropriateness (COA). Based on the provided timeline, the work will take place in the following order: [1] financing will be secured between September 1, 2023 and December 1, 2023, [2] immediately after financing has been secured the towers, doors, and steps will be repaired, along with the single-pane window installation and stain-glass window repair project, [3] all interior work will be completed, and [4] the stain-glass windows will be reinstalled upon completion (*i.e. based on the Artco bid this will take place over a 24-month period*).

Staff should note that the bids provided by the applicant indicate this project is being completed to accommodate a wedding venue. With respect to this case, the Historic Preservation Advisory Board (HPAB) is not considering this as part of this request. Per the Unified Development Code (UDC) an *Event Hall/Banquet Facility* requires a Specific Use Permit (SUP) within the Downtown (DT) District. Given this, the applicant will have to return at a later date with a separate Certificate of Appropriateness (COA) to request approval for the *Event Hall/Banquet Facility* land use. The applicant will then need to seek approval of a Specific Use Permit (SUP) from the Planning and Zoning Commission and City Council.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, 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), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the applicant is replacing and repairing 53 windows and repairing/replicating 72 stained-glass windows. Given this the applicant is required to request a Certificate of Appropriateness (COA) for the proposed scope of work outlined above in the *Characteristics of the Project* section. A request for a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be required to provide bi-annual (*i.e. every six [6] months*) updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project. Should the applicant fail to meet the timelines established in this request the Historic Preservation Officer (HPO) shall have the authority to direct the Building Inspections Department to issue a *Stop Work Order* in accordance with Subsection 06.03(K) of Article 05, *District Development Standards*, of the Unified Development Code (UDC) or expire the Certificate of Appropriateness (COA) if no work has commenced. A *Stop Work Order* may be lifted by the Historic Preservation Officer (HPO) after the applicant has provided a revised timeline for the project and sufficient assurances that compliance will henceforth be adhered to. If the Historic Preservation Officer (HPO)

chooses to expire the Certificate of Appropriateness (COA) due to failure to meet the timelines and commence work on the project, the applicant shall be notified via certified mail of the expiration.

- (2) A separate Certificate of Appropriateness (COA) shall be required to be submitted to the Historic Preservation Advisory Board (HPAB) for the proposed *Event Hall/Banquet Facility*, prior to submitting for a Specific Use Permit (SUP) for the proposed land use.
- (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 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) *update COA #2022-002*
- 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 E RUSK STREET, ROCKWALL, TEXAS 75087*

SUBDIVISION *GRIFFITH*

LOT *PART A* 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: *REPRESENTATIVE*

OWNER(S) NAME *HIS COVENANT CHILDREN INC*

APPLICANT(S) NAME *ANNETTE LALL*

ADDRESS *303 E RUSK ST.
ROCKWALL, TX 75087*

ADDRESS *102 N FANNIN STREET
ROCKWALL TX 75087*

PHONE *214-543-2807*

PHONE *214-543-2807*

E-MAIL *legacyvillage-rock@att.net*

E-MAIL *legacyvillage-rock@att.net*

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: *REMODEL*

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): *\$1,472,543.00*

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.

SEE ATTACHED

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 *Annette Lall 7/27/2023*

Feet

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H2023-011 COA for 303 E. Rusk Street



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.

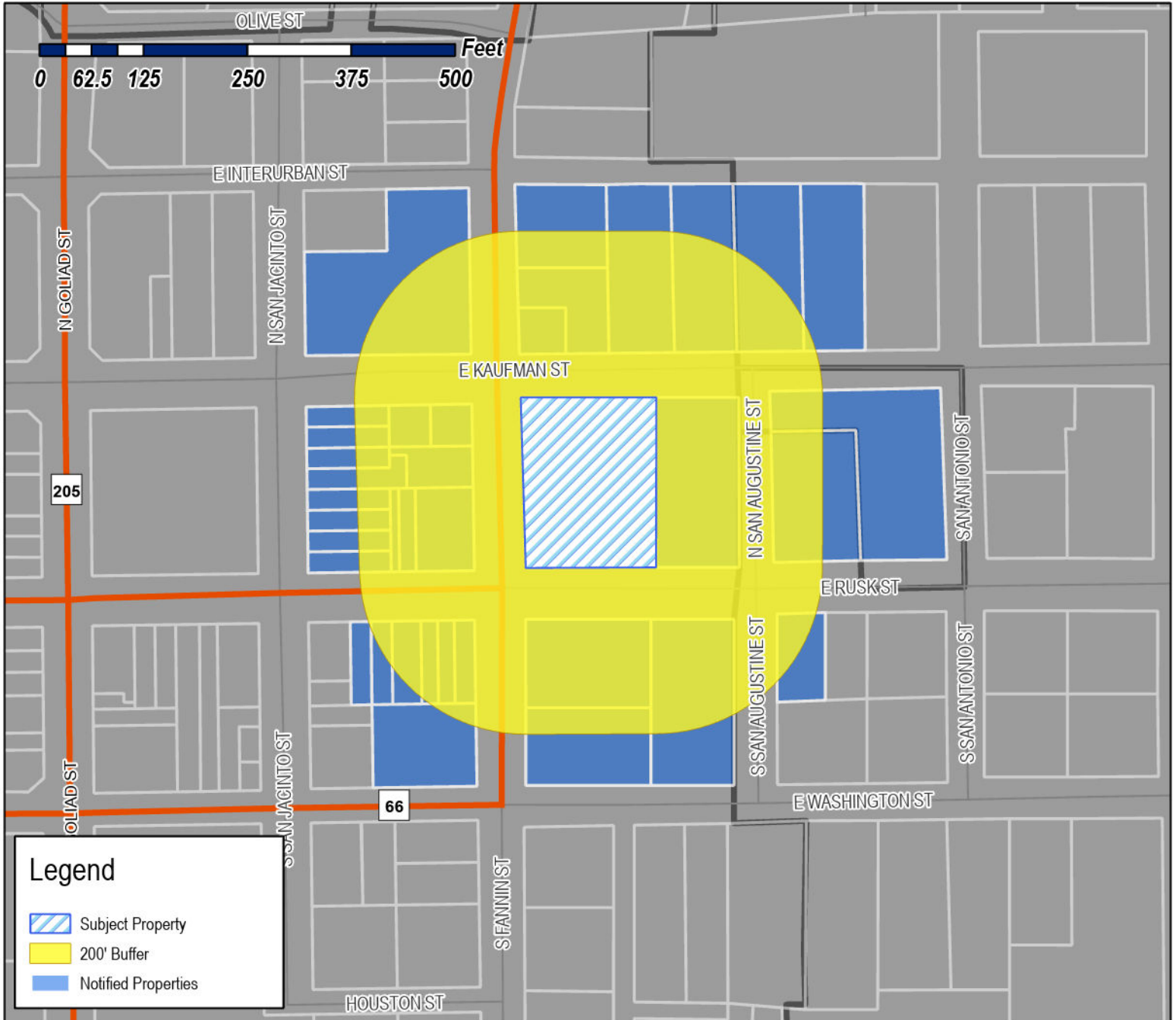




City of Rockwall

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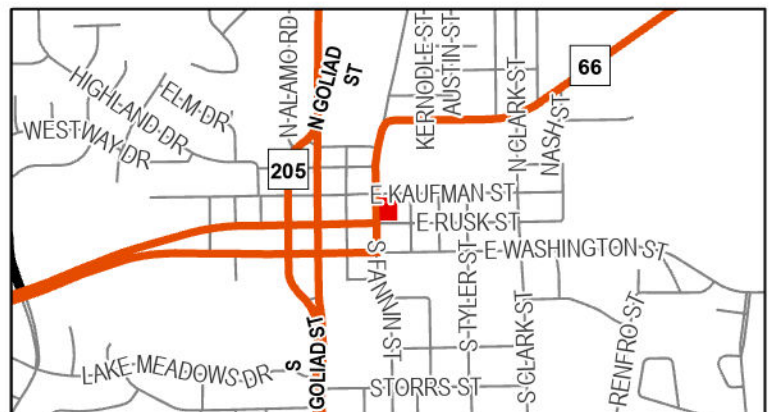
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: H2023-011
Case Name: COA for a Landmark Property
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 9/5/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
101N FANNIN
ROCKWALL, TX 75087

RESIDENT
101S FANNIN
ROCKWALL, TX 75087

RESIDENT
102N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102S FANNIN
ROCKWALL, TX 75087

RESIDENT
103N FANNIN
ROCKWALL, TX 75087

RESIDENT
104N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105N FANNIN
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

JS2 PROPERTIES LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202N FANNIN
ROCKWALL, TX 75087

RESIDENT
204E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204N FANNIN
ROCKWALL, TX 75087

RESIDENT
206.5E RUSK
ROCKWALL, TX 75087

RESIDENT
206N FANNIN
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210E RUSK
ROCKWALL, TX 75087

RESIDENT
212E RUSK
ROCKWALL, TX 75087

RESIDENT
213E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

RESIDENT
216E RUSK
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
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. H2023-011: Certificate of Appropriateness for 303 E. Rusk Street

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk 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, September 21, 2023 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, September 21, 2023 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

--- PLEASE RETURN THE BELOW FORM -----

Case No. H2023-011: Certificate of Appropriateness for 303 E. Rusk 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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

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

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.

My concern is that this CAA will lead more restrictions to surrounding buildings in term of renovations.

Name: Ken Chen, King Pacific Inc.

Address:

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

Annette Lall
His Covenant Children, Inc.
102 N Fannin Street
Rockwall, Tx. 75087
214-543-2807
Email – legacyvillage-rock@att.net

Historic Preservation Advisory Board (HPAB)
City of Rockwall
385 S. Goliad
Rockwall, Tx 75087
972-772-6441

July 27, 2023

Re: Attached document (1)
Notice of Code Violation # CE 2075, dated 5/25/2023
Notice of Code Violation # CE 2226, dated 6/09/2023
Notice of Code Violation # CE 2232, dated 6/16/2023
Notice of Code Violation # CE 2234, dated 6/23/2023
Notice of Code Violation # CE 1821, dated 6/30/2023
Notice of Code Violation # CE 1835, dated 7/19/2023
Notice of Code Violation # CE 1917, dated 7/18/2023

Legal Description: Griffith, Block 2, Lot Part A & Part 2, Acres 0.689, E/S, Fannin, RU
National Landmark – Old Methodist Church, 303 E. Rusk Street, Rockwall, Texas 75087

Attached document (2) COA dated May 5, 2022

According to the above COA dated May 5, 2022 states, should the applicant fail to meet the timeliness established in this request, the board shall have the authority to direct the Building Inspections Department to issue a Stop Work Order in accordance with Subsection 06.03(K) of Article 05, District Development Standards, of the Unified Development Code (UDC) and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. (Document (3) Article 05).

According to Subsection 06.03(H)(3) Suspension of Work, after the work authorized by the Certificate of Appropriateness (COA) is commenced, the applicant must make continuous progress towards completion of the work and shall not suspend or abandon the work for a period of more than 180 days.

This work was not abandoned. Twenty-two days after the COA was issued, NJB Roofing was paid \$17,000.00 for the exterior window glass and begin the window repairs,

check #7143, dated 5/27/2022. (See Document #4). NJB Roofing started the work on August 30, 2022. The late start of the job was marred by weather conditions, delay in glass shipments and busy on NJB's other jobs. Mr. Bradberry of NJB Roofing sent inexperienced workers who did unacceptable window work as seen in images. (See Document # 5). They placed new material over existing rotted wood, inappropriate joins which would have allowed more damage to the existing windows and lots of wood filler. As you can see from the attached pictures and the existing window repair, this was not acceptable. Mr. Bradberry promised to do better but never followed through. He was asked to deliver the paid glass of 53 panes of which 10 were delivered on 1/10/2023, 10 on 1/20/2023 and 8 on 3/13/2023 leaving a balance of 25 panes still to be delivered.

On December 29, 2023 Chase Bowen with Bowen Homes in Rockwall repaired a window to evaluate the time taken and materials involved for repair. He did a beautiful job, (See Document #6), images of Chase Bowen removal of rotted window and rebuilt window frame. Due to emergencies and busy schedule, he was unable to bid the job.

Subsection 06.03(H)(3) Suspension of Work further states The Historic Preservation Officer and /or building official may, in writing, authorize a suspension of work for a period greater than 180 days upon written request by the applicant showing circumstances beyond his control. The City never issued a Stop Work Order which would have allowed 180 days to present the matter at hand. The delay in work was beyond our control.

The City of Rockwall Neighborhood Improvement Services Department letter dated April 24, 2023 from Marco Pulgarin was mailed and never received, therefore a response was not given in a timely manner. A copy was obtained on June 5, 2023 from Ms. Vickie Morton at the City of Rockwall Planning and Zoning. (See Document 7).¹ The only reason a letter was known of was due to the receipt of a Citation at Annette Lall's residence issued by Marco Pulgarin C# 2075, see above. I immediately wrote a letter on June 6, 2023 to Ryan Miller with an update on the building, and emailed him with attachments. (See Document #8). I did not receive a response and decided to visit the City Offices, spoke with Ryan Miller who said he was not over such matters anymore and I should address my issues to Jeffrey Widmer and Marco Pulgarin.

I sent an email on July 13, 2023 with attachments to Jeffrey Widmer, Building Official, Marco Pulgarin, Neighborhood Improvement Services Representative and Ryan Miller, Director of Planning and Zoning. (See Document #9). Since a response was not received, I sent another email with attachments to Jeffrey Widmer, Marco Pulgarin and Ryan Miller on June 15, 2023. I further took 3 copies and attachments in the email addressed to Jeffrey Widmen, Marco Pulgarin and Ryan Miller and hand delivered on June 15, 2023 to the City of Rockwall, signed for by Vickie Morton. (See Document #10). As of the date of this letter a response has not been received.

This is to further inform the Historical Advisory Board about further developments with building.

An existing tenant has paid Carroll Architects for drawings and planning in developing a scope of work for a Wedding Venue. The final estimates are as follows

Estimate from Carroll Architects, dated June 26, 2023 (See Document #11)	\$68,780.00
Estimate from Triton General Contractors, dated July 25, 2023 (See Document #12)	\$1,151,563.00
Estimate from Artco Glass, dated January 15, 2022 (See Document #13)	252,200.00
Estimated total for Wedding Venue Project	- \$1,472,543.00

An Application A dated June 23, 2023 has been submitted to the Texas Historical Commission for Certificate of Eligibility, in order to begin the Tax Credits process. (See Document # 14). Application B for Federal and State Tax credits requires a complete breakdown of costs which was only finished on July 25, 2023 by Triton General Contractors.

Please be advised of the following:

In accordance with Subsection 06.03(K) of Article 05, District Development Standards, of the Unified Development Code (UDC) a Stop Work Order was not received by His Covenant Children, Inc., or under Subsection 06.03(H)(3) affording His Covenant Children Inc., the courtesy to update the Historical Advisory Board of the status of the building with issues beyond our control but instead issuing directly to Annette Lall 7 citations and appearance in the City of Rockwall Municipal Court July 19, 2023 and a further appearance on August 2, 2023 with charges of \$1302.00.

As of 7/27/2023, the City of Rockwall has not responded to emails, updated status emails, hand delivered letters and documents dated June 15, 2023 signed for by Ms. Vickie Morton.


In accordance with Subsection 06.03(K), His Covenant Children, Inc. requests a copy of the Stop Work Order issued by the building inspection department.

We are also asking the Board to cancel the above 7 Citations issued directly to Annette Lall, since Subsection 06.03(K) does not warrant Citations.

Plans for the Wedding Venue are moving forward and would ask the Board to work with us over the next 4 months as we procure financing for this project.

Your attention in this matter is greatly appreciated.

Sincerely,



Annette Lall
His Covenant Children, Inc.

Attachments

1. Document (1)
 - Notice of Code Violation # CE 2075, dated 5/25/2023
 - Notice of Code Violation # CE 2226, dated 6/09/2023
 - Notice of Code Violation # CE 2232, dated 6/16/2023
 - Notice of Code Violation # CE 2234, dated 6/23/2023
 - Notice of Code Violation # CE 1821, dated 6/30/2023
 - Notice of Code Violation # CE 1835, dated 7/19/2023
2. Document (2) COA dated May 5, 2022
3. Document (3) Article 05, District Development Standards, of the Unified Development Code (UDC)
4. Document (4) Boo Nathaniel J Bradberry was paid \$17,000.00 for the exterior glass and to begin window repairs, check #7143, dated 5/27/2022
5. Document (5) photos of unacceptable window repair by NJB Roofing
6. Document (6) Chase Bowen photos of his window repair
7. The City of Rockwall Neighborhood Improvement Services Department letter dated April 24, 2023 from Marco Pulgarin
8. Document (8) letter to Ryan Miller with an update on the building June 6, 2023, emailed him with attachments
9. Document (9) copy of email on July 13, 2023 with attachments to Jeffrey Widmer, Building Official, Marco Pulgarin, Neighborhood Improvement Services Representative and Ryan Miller, Director of Planning and Zoning.
10. Document (10) copy of letter and email sent on June 15, 2023 with attachments addressed to Jeffrey Widmer, Marco Pulgarin, Ryan Miller and had delivered on June 15, 2023 to the City of Rockwall, signed for by Vickie Morton
11. Document (11) Estimate from Carroll Architects, dated June 26, 2023
12. Document (12) Estimate from Triton General Contractors, dated July 25, 2023
13. Document (13) Estimate from Artco Glass, dated January 15, 2022
14. Document (14) Application A dated June 23, 2023 submitted to the Texas Historical Commission for Certificate of Eligibility



750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

11

June 26, 2023

Mrs. Annette Lall
The Shops at Legacy Village
102 N. Fannin St.
Rockwall, TX. 75087
Legacyvillage-rock@att.net

Re: Historic Church – Venue Interior Remodel
His Covenant Children, Inc. Wedding Venue
303 E. Rusk Street
Rockwall, TX. 75087
Carroll Project # 2022112, Tasks 1 – 2

Annette,

The following is a proposal providing Professional Architectural and Engineering services to design a remodel for the interior finish-out of this existing historic facility.

Your goal, as we understand it, is to redevelop the interiors of this historic church to create an open venue area on the first level. We will coordinate with you in the design phase and verify that the new interior design layout for an open ceiling concept, venue seating area, restrooms, warming kitchen, foyers, entry lobby, demo areas to meet your needs and desires. We will also coordinate the new mechanical, electrical and plumbing systems, and services into the building. The site is fully developed yet will require new ADA access improvements. The exterior building design, entry doors, windows, signage and sitework are not included in this proposal, nor meeting with historical associations. The owner will need to provide an asbestos report for the demo process. We understand this project needs an interior finish-out permit and will need to go through the “Site Plan Approval” process for an alternative site plan.

We propose to accomplish your goals by the following primary tasks.

- Task 1 – Design Development Pkg & Muni Approval**
- Task 2 – Interior construction Documents**
- Task 3 – Construction Contract Administration**

The services required for the goals are itemized below.

Task 1 – Design Development Pkg & Muni Approval

Carroll Architects will develop a Design Development package for the new interior layout. We will prepare the required city documents, site plan and exterior lighting photometrics and submit them for site planning approval process. The DD Package will include an as-built plan, new floor plan layout with structural grid layout, and a typical wall section to show clear heights. We will coordinate with the city staff for typical ordinance requirements to finalize the site concept. We will attend (3) city meetings for site plan approval process. The approved DD package will be the base plan for coordinating with MEP consultant.

Carroll Architects will meet on site to investigate and determine the existing conditions and layout of the existing facilities. We will review the portions of the building we are to redevelop. We will review these conditions and coordinate with the engineer consultant to determine the best approach for remodeling with the new MEP items needed for the building.

Task 2 – Interior Construction Documents

Carroll Architects shall provide Interior Construction Design Drawings for a two story, interior finish-out totaling approximately 6,000 SF.

The architectural, mechanical, electrical, and plumbing (MEP) design documents shall describe the construction and detail of the building for permitting, bidding and construction. The Interior design will be based on your DD approved program. The MEP will include service distribution for water, sanitary sewer, electrical service, HVAC system and gas. The Fire Riser, Detection Alarm Service and Sprinkler Head Design are not included and shall be provided by the contractor. Structural engineering is included for structural support detailing as needed.

We shall also provide the International Energy Compliance Certificates (Comchecks) and on behalf of the owner, register the project for the Texas Department of Licensing and Regulation (TDLR) for accessibility review. We may recommend a Registered Accessibility Specialist (RAS), however, the Client shall contract directly with the RAS.

Bidding and Negotiation (BN) Phase allows consulting with General Contractors for clarifications of the project design, issuing addenda as needed and assisting the Owner in evaluating the General Contractor's bids.

This proposal excludes any platting, off-site work, design of retaining walls and screen walls, monument or pylon signs, cost estimates, traffic impact analysis and flood studies, which if required, shall be provided under separate agreement.

Task 3 – Construction Contract Administration

We will review shop drawings, make clarifications through RFI's or supplementary instructions and site visits hourly as needed by the contractor or owner. Site visits are typically to review the quality of building construction, progress relative to the schedule and review Pay Application request from Lender or Owner.

Compensation Outline

Compensation shall be based on the following breakdown:

Task 1 – Design Development Pkg & Muni Approval	\$22,530.00
Task 2 – Interior Construction Documents	\$46,250.00
Task 3 – Construction Contract Administration	<u>Hourly</u>
Total budget	\$68,780.00

A deposit of \$11,265.00 or 50% of Task 1 allows the project to start. This applies to the overall fees.

ADA Review and Inspection, budget Fees	\$1,200.00
Asbestos Report, budget Fees	\$2,000.00

Invoices shall be sent monthly based on completion percentage or hourly plus reimbursable expenses. Reimbursable expenses and additional services shall be invoiced monthly as these expenses are incurred.

Payment of invoices are due upon receipt.

Projects with unpaid balances of forty-five (45) days or more beyond the invoice date shall be charged with interest of ten percent (10%) per month until payment is made.

Carroll Architects also reserves the right to stop work or withhold issuance of documents for projects with outstanding balances more than sixty (60) days beyond invoice dates.

Reimbursable Expenses - Reimbursable expenses for us and our consultants shall be invoiced in addition to the fee at 1.10 times direct cost to us. Reimbursable expenses include, but are not limited to overnight delivery, postage, long distance telephone calls, drawing plots, reproductions and travel expenses directly related to the project.

Estimated Budget for reimbursable expenses Not including multiple sets for construction.	\$350.00
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Owner-furnished items will include:

- Site and Tree Surveys/plat/deed information to stipulations/ as-built site plan survey
- Environmental Report/ Geotechnical Report/ Asbestos Report
- Fees applicable to City submissions/ TDLR registration/ ADA review
- Contract between Owner and Contractor for Pay App review

This proposal excludes the following:

- Professional models, perspective exterior or interior renderings
- Specialty consultants, Civil, Landscape, Kitchen consultant, Site Electrical, asbestos report or abatement, demo plans, security. and LAN design.
- Revisions to documents based on specified tenant comments that were not a part of the approved Design Development packages.

Additional services, should they be required, shall be invoiced according to the hourly rates shown below. Approval of additional services shall be requested from the Client/Owner in advance and will be verified by an Instruction Verification Form as provided by the Architect or e-mail verification by the Owner.

Hourly Rates:

President/CEO	\$250/Hour
Project Manager	\$175/Hour
Senior Project Architect/Senior Designer/ Senior Construction Administrator	\$150/Hour
Project Architect/Construction Administrator	\$125/Hour
Job Captain/Designer	\$100/Hour

NOTE: Hourly rates are subject to annual review and may be revised in January of each year.

If this proposal is acceptable to you, please indicate your concurrence below and return one signed copy with the retainer to Carroll Architects.

Annette, I thank you for the opportunity to serve you. Please call me if you have any questions. We will begin work immediately upon your authorization to proceed.

ARCHITECT:
CARROLL ARCHITECTS, INC.

CLIENT:
HIS COVENANT CHILDREN, INC. WEDDING
VENUE



JEFFREY D. CARROLL
President/CEO

MRS. ANNETTE LALL
Date: _____



609 S. Goliad St 11011 Rockwall, TX 75087
PHONE : 214 738 8752
FAX : 469 931 2109

Project: **Wedding Venue BUDGET**
Location: 301 E. Rusk Street Rockwall, TX
Owner:
Architect: Carroll Architects

Estimate No.: E23-18 rev2
Date: 25-Jul-23
Estimator: R. Baez
GSF: 5,379

System	Cost/GSF	Total
Soft Cost and Demolition	\$ 19.05	\$102,481
Foundations	\$ 11.66	\$62,715
Substructure	\$ -	\$0
Superstructure	\$ 23.79	\$127,960
Exterior Closure	\$ 20.36	\$109,495
Roofing	\$ 8.05	\$43,293
Interior Construction	\$ 25.25	\$135,824
Finish Out Section	\$ -	\$0
Mechanical	\$ 28.17	\$151,540
Electrical	\$ 16.00	\$86,064
Subcontractor Bonds - Excluded	\$ -	\$ -
Building Permits - Excluded	\$ -	\$ -
General Conditions	\$ 22.85	\$ 122,906
Subtotal	\$ 175.18	\$ 942,278
Insurance	1.27%	\$ 11,967
Contractor Fee	5.00%	\$ 47,114
Total	\$ 186.16	\$ 1,001,359
Contingency	15.00%	\$ 27.92
Total	\$ 214.08	\$ 1,151,563

Owner Costs (Excluded from Estimate)

- Performance & Payment Bond
 - Building Permit & Plan Check fees
 - System Development & LID costs
 - Utility connection fees
 - Power company charges
 - Testing & inspection costs
 - Builders Risk Insurance & Deductibles
 - Soils Report
 - Environmental Assessment Survey
 - Hazardous & toxic waste removal
 - Removal of soil contaminated by hazardous or toxic wastes
 - Remodel and all taxes
- Add if needed \$ 82,612.10



609 S. Gollad St 11011 Rockwall, TX 75087
 PHONE : 214 738 8752
 FAX : 469 931 2109

Estimate No.: E23-18 rev2

Date: 25-Jul-23

Estimator: R. Baez

GSF: 5,379

Project: **Wedding Venue BUDGET**

Location: 301 E. Rusk Street Rockwall, TX

Owner: 0

Architect: Carroll Architects

Description	Quantity	Unit Price	Price	Comments
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Soft Costs				
Printing	1 lsum	\$600.00	\$600	
Port-A-Pot	4 mnt	\$750.00	\$3,000	
Trash Removal	7 ea	\$650.00	\$4,550	
Final Clean	5,379 sqft	\$0.65	\$3,496	
Subtotal			\$11,646	

STEWORK/DEMOLITION				
Demolition	1 lsum	\$25,000.00	\$25,000	Floor demo, restroom and Misc wood areas
*Refinish Concrete Steps	1 lsum	\$17,850.00	\$17,850	
Concrete Handicap Ramp	1 lsum	\$27,985.00	\$27,985	Allowance for landscape
Landscape	1 lsum	\$15,000.00	\$15,000	Allowance for irrigation
Irrigation	1 lsum	\$5,000.00	\$5,000	
Subtotal			\$102,481	

FOUNDATIONS				
Foundation Repair	4,181 sqft	\$0.00	\$0	Foundation has been repaired per owner.
Floor Joist and decking	4,181 sqft	\$15.00	\$62,715	
Subtotal			\$62,715	

SUBSTRUCTURE				
Not Applicable			\$0	
Subtotal			\$0	

SUPERSTRUCTURE				
Structural Steel	Nothing Budgeted			
Wood Framing	5,379 sqft	\$10.00	\$53,790	bathrooms upstairs and office areas
Lumber - Material	5,379 sqft	\$2.50	\$13,448	
Trusses	5,379 sqft	\$8.50	\$45,722	
Labor - Wood Framing	2 lsum	\$7,500.00	\$15,000	This includes lifts for the wood framing and trusses that need to be adjusted
Equipment Rental				
Subtotal			\$127,960	

EXTERIOR CLOSURE				
Div. 3 - Concrete & Precast				
Div. 4 - Masonry, Stone and Stucco	1 lsum	\$0.00	\$0	Already been completed per owner.
Brick Tuckpointing				
Div. 5 - Structural Steel				
Div. 6 - Rough Carpentry and Finish Carpentry				
Div. 7 - Thermal Protection				
Floor Insulation	4,181 sqft	\$2.17	\$9,073	



609 S. Goliad St 11011 Rockwall, TX 75087
 PHONE : 214 738 8752
 FAX : 469 931 2109

Estimate No.: E23-18 rev2

Date: 25-Jul-23

Estimator: R. Baez

GSF: 5,379

Project: Wedding Venue BUDGET

Location: 301 E. Rusk Street Rockwall, TX

Owner: 0

Architect: Carroll Architects

Description	Quantity	Unit Price	Price	Comments
Wall Insulation	1,478 sqft	\$1.47	\$2,173	
Attic Insulation	4,808 sqft	\$2.25	\$10,818	
Joint Sealants	1 lsum	\$7,500.00	\$7,500	
Seal Exterior Brick	11,065 sqft	\$2.17	\$24,011	Going to exterior brick
Weather-stripping	3 each	\$500.00	\$1,500	
Div. 8 - Doors, Frames, Hardware, Glazing	52 ea	\$821.54	\$42,720	
Exterior Window Reworking	Nothing Budgeted			
Storefront Doors	6 ea	\$1,950.00	\$11,700	
Entry Doors				
Div. 9 - Drywall, Paint & Flooring				
Subtotal			\$109,495	
ROOFING				
Slate Tile Roof	13 squares	\$1,247.00	\$16,211	Per owner only at towers & middle section of roof.
Gutters and Downspouts	1 lsum	\$9,500.00	\$9,500	
Rework Decking	1 lsum	\$17,582.00	\$17,582	
Gable Vents	1 lsum	\$0.00	\$0	
Dormers	1 lsum	\$0.00	\$0	
Misc. Sheet Metal	1 lsum	\$0.00	\$0	
Cupulas	1 lsum	\$0.00	\$0	
Subtotal			\$43,293	
INTERIOR CONSTRUCTION				
Div. 4 - Masonry, Stone and Stucco				
Div. 6 - Rough Carpentry & Millwork				
Finish Trim Materials	1 lsum	\$15,000.00	\$15,000	
Finish Trim Labor	1 lsum	\$15,000.00	\$15,000	Will be done later date
Millwork - Uppers and Lower	0 lntc	\$375.00	\$0	Will be done later date
Stone Countertops	0 sqft	\$75.00	\$0	
Div. 8 - Doors, Frames, Hardware, Glazing				
Wood Doors and Hollow Metal Frames	11 ea	\$850.00	\$9,350	
Mirrors	4 ea	\$250.00	\$1,000	
Interior Windows	9 ea	\$350.00	\$3,150	
Hardware	11 ea	\$125.00	\$1,375	
Hardware Labor	11 ea	\$150.00	\$1,650	
Div. 9 - Drywall, Paint & Flooring				
Sheetrock	3,385 sf	\$2.75	\$9,309	
GYP Ceilings	366 sf	\$5.50	\$2,013	
Flooring				
Floor Tile	366 sf	\$15.00	\$5,490	
Wall Tile	240 sf	\$15.00	\$3,600	



609 S. Goliad St 11011 Rockwall, TX 75087
 P H O N E : 214 738 8752
 F A X : 469 931 2109

Estimate No.: E23-18 rev2

Date: 25-Jul-23

Estimator: R. Baez

GSF: 5,379

Project: Wedding Venue **BUDGET**
Location: 301 E. Rusk Street Rockwall, TX
Owner: 0
Architect: Carroll Architects

Description	Quantity	Unit Price	Price	Comments
-------------	----------	------------	-------	----------

Backsplash	0	sqft	\$20.00	\$0	Will be done later date
Wood Flooring	5,379	sqft	\$8.00	\$43,032	New wood flooring
Tape, Bed, Texture & Paint	14,816	sf	\$1.47	\$21,780	seal wood trusses as well
Div. 10 - Specialties				\$1,750	
Toilet Accessories	5	each	\$350.00	\$1,750	
Toilet Partitions	3	each	\$650.00	\$1,950	
FECs	3	each	\$125.00	\$375	
Subtotal				\$135,824	

CONVEYING SYSTEMS

Not Applicable
Subtotal \$0

MECHANICAL

Plumbing	11	each	\$1,250.00	\$13,750	
Plumbing Fixtures	5,379	sqft	\$10.00	\$53,790	
Grease Trap			\$0	\$0	
Septic System			\$0	\$0	
Sawcut and remove slab with pour back			\$0	\$0	
Fire Sprinkler			\$0	\$0	
Wet Fire Sprinkler System			\$0	\$0	
Dry Fire System			\$0	\$0	
Underground Fire Line			\$0	\$0	
HVAC					
Comp. Cages	20	tons	\$4,200.00	\$84,000	
Subtotal				\$151,540	

ELECTRICAL

Electrical Service, System, Distribution/LV	5,379	sf	\$12.00	\$64,548	
Electrical Service				\$0	
Floor Plugs				\$21,516	
Electrical Fixtures	5,379	sf	\$4.00	\$21,516	
Fire Alarm					
Security System					
Sound System					
Video System					
Network Cabling					
Phone System					
Entry System					
Subtotal				\$86,064	

~~13~~
13

Artco Leaded Glass

3517 Key West Drive

Rowlett, TX. 75088

(972) 475-2333

www.artcoledglass.net

PROPOSAL

January 15, 2022

Annette Lall
His Covenant Children
303 E. Rusk St.
Rockwall, TX 75087
legacyvillage-rock@att.net
(214) 543-2807

We hereby guarantee to provide all the labor and materials needed to rebuild and/or replicate the sixty-four (64) damaged and/or missing stained glass windows for His Covenant Children. This includes all fabrication and installation required for each stained glass panel. Pricing does not include any hand-painted scenes. It only includes the traditional stained glass design found in the majority of the existing windows. Any scenes would require separate quotes based on what those scenes involve- including design cost, time requirement, and final cost.

The work shall be contracted and completed in phases. For example, Northside Phase 1, Westside Phase 2, Southside Phase 3, and Eastside Phase 4. Deposit will be required for the beginning of each phase. Once all fabrication and installation is completed for that phase, the remaining balance will be due. A new deposit will then be required for the next phase, etc. Continuing until all phases are complete.

The scope of the work includes the following sizes, quantities, and prices for each set of stained glass windows to be completed.

1) 59"x23"-	\$1,800.00
8) 37x67-	\$27,600.00
9) 37x87-	\$40,200.00
8) 29x87-	\$28,000.00
4) 33x87-	\$16,000.00
2) 47x87-	\$11,400.00
10) 33x67-	\$30,800.00
2) 41x87-	\$10,000.00
1) 35x23-	\$1,200.00
4) 29x29-	\$4,800.00
10) 37x49-	\$26,000.00
3) 38x119-	\$18,600.00
2) 33x53-	\$4,800.00
2) 33x53-	\$4,800.00
2) 47x60-	\$8,000.00
4) 71x48-	<u>\$19,200.00</u>
Total Costs-	\$253,200.00

Terms and Conditions- One half down per phase contracted, with the balance due upon the date completed installation for that phase. These terms shall continue throughout the entirety of the project.

Estimated Completion- Approximately 24 months from the first deposit, but could vary slightly based on supplies and their availability.

Respectfully submitted by/Date

Greg Thrash

Laura Thrash

January 17, 2022

Greg and Laura Thrash, Owners
 Artco Leaded Glass
 3517 Key West Drive
 Rowlett, TX 75088
 (214) 533-2426

Accepted by/Date

Annette Lall
 His Covenant Children
 303 E. Rusk St.
 Rockwall, TX 75087
 (214) 543-2807

TEXAS HISTORICAL COMMISSION

14

Texas Historic Preservation Tax Credit Application
Part A: Evaluation of Significance

Read instructions carefully before completing application. No certification will be made unless a completed, signed application form has been received. Type or print clearly in black ink. If additional space is needed, attach blank sheets. Please submit only one copy of this application and supporting materials. Please do not use spiral binding, binders or folders to submit your application. You may submit your application in person, via courier service or U.S. Mail. E-mailed or faxed applications will not be accepted. Note: If you wish to participate in the Federal program, you must submit the appropriate Federal application(s) to the THC. Visit www.nps.gov/tps to download applications.

Please Check One: State and Federal Application State Only Application

Property Name: FIRST METHODIST CHURCH OF ROCKWALL
 Property Address: 303 E RUSK ST. ROCKWALL ROCKWALL 75087
Street City County Zip Code

Historic Designation (select all that apply)	
<input checked="" type="checkbox"/> Individually listed on the National Register of Historic Places <input checked="" type="checkbox"/> Individually listed as a Recorded Texas Historic Landmark <input type="checkbox"/> Individually listed as a State Antiquities Landmark	<input checked="" type="checkbox"/> Contributing resource in existing National Register District <input checked="" type="checkbox"/> Contributing resource in certified Local Historic District Name of district: <u>ROCKWALL</u>
<input type="checkbox"/> This is a preliminary request for individual determination of eligibility for the National Register of Historic Places	<input type="checkbox"/> This is a preliminary request for a property outside the Area or Period of Significance of an existing district

Applicant	Project Contact
Name <u>HIS COVENANT CHILDREN INC</u>	Name <u>ANNETTE LALL</u>
Organization	Organization
Address <u>102 N FANNIN ST</u>	Address <u>102 N FANNIN ST.</u>
City <u>ROCKWALL</u> State <u>TEXAS</u> Zip <u>75087</u>	City <u>ROCKWALL</u> State <u>TEXAS</u> Zip <u>75087</u>
Telephone	Telephone <u>214-543-2807</u> Email <u>legacyvillage-rock@att.net</u>
Property Owner 1	Property Owner 2
Name <u>HIS COVENANT CHILDREN INC</u>	Name
Organization	Organization
Address <u>102 N FANNIN ST</u>	Address
City <u>ROCKWALL</u> State <u>TX</u> Zip <u>75087</u>	City State Zip
Telephone <u>214-543-2807</u> Email <u>legacyvillage-rock@att.net</u>	Telephone Email

THC Official Use Only

THPTC - - - -

The Texas Historical Commission has reviewed Part A for the above-named property and has determined that the property:

- is currently listed individually on the National Register, or as a State Antiquities Landmark or Recorded Texas Historic Landmark. Date of listing _____ Name as listed _____
- contributes to the significance of a district or functionally-related complex listed in the National Register. Date of listing _____ Name as listed _____
- does not contribute to the significance of the above-named district or property.

Preliminary determinations of eligibility:

- appears to meet the National Register Criteria for Evaluation or criteria for approval as a SAL or RTHL, and will likely be listed as such if nominated according to official procedures.
- does not appear to meet the criteria for individual listing in the National Register or as a SAL or RTHL.
- appears to contribute to the significance of a potential historic district, which will likely be listed if duly nominated.
- appears to contribute to the significance of a registered historic district if the period or area of significance as currently documented in NPS/THC records is expanded.
- does not appear to qualify as a certified historic structure.
- cannot be evaluated because insufficient information has been provided.

Texas Historical Commission Authorized Signature

Date

3/2019

Property Name FIRST METHODIST
CHURCH OF ROCKWALL

Description of Physical Appearance	(add continuation sheets if necessary)
<p><i>See Section 7, pages 5+6</i></p>	
Construction date(s) <u>1913</u> Date(s) of alterations <u>1950</u> Source(s) of date(s) <u>NATIONAL REGISTER</u>	
No. buildings on site <u>2</u> No. buildings contributing _____ Has building been moved? <input checked="" type="radio"/> YES <input type="radio"/> NO Date _____	

Statement of Significance	(add continuation sheets if necessary)
<p>Note: this section is not required if the property is a Registered Texas Historic Landmark or State Antiquities Landmark and has no additional outbuildings or secondary resources.</p>	

Photographs and Maps
Please submit photos (exterior and interior) and a map with your application. See instructions for details. <u>SEE ATTACHED</u>
<p><i>PHOTO SECTION</i></p>

Applicant Agreement		
I hereby swear or affirm, under penalty of perjury, that the information which has been provided in this application is, to the best of my knowledge, true, correct, and complete. I further swear or affirm that I am the owner or have the authority to act on behalf of the owner(s) of the above-described property (within the meaning of <i>owner</i> set forth in Title 13, section 13.1 of the Texas Administrative Code). If I am not the owner of this property, the owner(s) is/are aware of the action I am taking relative to this application, has no objection, and has signed below to affirm the same.		
<u><i>Annette Lall</i></u> Applicant Signature	<u>ANNETTE LALL</u> Applicant Name	<u>6/23/23</u> Date
_____ Owner Signature	_____ Owner Name	_____ Date

Continuation sheets attached



NJB Roofing LLC

DONE RIGHT THE FIRST TIME!



- ONCE ORDERED windows
Should arrive in 3-4 weeks
- on Tue Tuesday 5/31

Date: 3/15/2022

BID ESTIMATE UPDATED

CUSTOMER INFORMATION:

Annette Lall
Cell: 214.543.2807
legacyvillage-rock@att.net

JOB INFORMATION:

His Covenant Children
303 East Rusk Street
Rockwall, TX 75087

Boo / Hector	1913 National Landmark Church / 53 Total Windows	Commercial
	<ul style="list-style-type: none"> Repair / Replace EXT wood trim around all windows. Install new single pane glass panels on each window on EXT, trim out with appropriate 1x2, 2x2, 1/4 round pine trim, caulked, scraped, primed & painted. See Next page attached for breakdown. Includes all labor & needed materials. If any issues arise during demo, then a change order may be needed to continue working, which may or may not require any more funds. Not responsible for any damages to stain glass windows, we will be as careful as possible. The install of the windows should take approximately 1-2 weeks barring any unforeseen issues are weather related delays. To order the 53 glass panels in each specific size, \$19,000.00 ^{17,000} down for materials will be required upon agreement. <u>Once glass materials are paid for, it will take about 1 week to get them in, once we get them in, we could begin work within 1 week of that, assuming the weather cooperates. As we progress, funds toward final may be requested. Remaining balance due upon completion.</u> 	
	TOTAL BID ESTIMATE:	\$ 29,000.00

PAID V7143 17,000 5/27/22
Balance upon completion 12,000



Best,
Boo Nathaniel J Bradberry
Managing Partner
Cell: 469.422.9097
Boo@nibroof.com

BREAKDOWN

Glass/Installed Only / No demo scrape / wood replacement, Etc. (Hector)

Glass Cost / These figures below do not consider any of the rotten wood repair or adding the 1x2s, 2x4s, 2x6s, so that they can fit into place or any of caulking, scraping or painting. Without all of the other work done, the glass cannot be installed.

- 1 Quantity – 59" x 23" Picture Window – 300 per (\$ 300)
- 9 Quantity – 37" x 87" Picture Window – 300 per (\$ 2,700)
- 4 Quantity – 29" x 87" Picture Window – 250 per (\$ 1,000)
- 4 Quantity – 33" x 87" Picture Window – 300 per (\$ 1,200)
- 2 Quantity – 47" x 87" Picture Window – 400 per (\$ 800)
- 10 Quantity – 33" x 67" Picture Window – 350 per (\$ 3,500)
- 2 Quantity – 41" x 87" Picture Window – 300 per (\$ 600)
- 4 Quantity – 29" x 29" Picture Window – 250 per (\$ 1,000)
- 4 Quantity – 37" x 49" Picture Window – 250 per (\$ 1,000)
- 3 Quantity – 38" x 119 Picture Window with Half Round stacked on top – 600 per (\$1,800)
- 2 Quantity – 33" x 53" Left Picture Window – 350 per (\$ 700)
- 2 Quantity – 33" x 53" Right Picture Window – 350 per (\$ 700)
- 2 Quantity – 47" x 60" Archtop Picture Window – 350 per (\$ 700)
- 4 Quantity – 71" x 48" Half Round Picture Window – 450 per (\$ 1,800)

North – 10 windows
West – 21 windows
South – 17 windows
East – 5 windows
Total Glass Panes – 53

Other Needed Materials to complete scope:

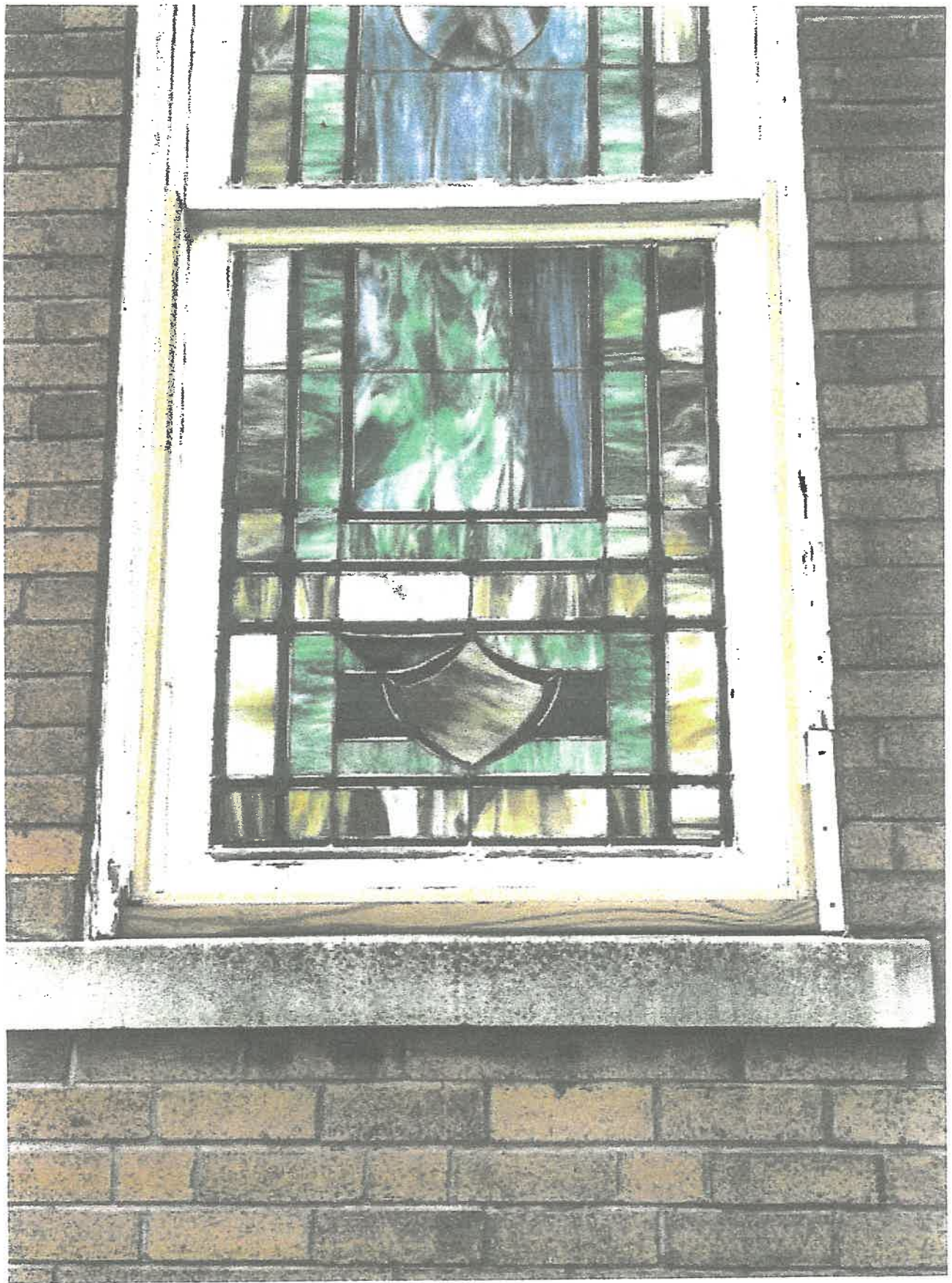
- 3-4 cases of white exterior caulk.
- 380 LF pine 1X2 to lay the new glass onto / added to all 53 windows w/ new glass.
- 2x6s for rotten windowsill / 2x4s for framing right and left sides as needed.
- 690 LF quarter round.
- Finish Nails / Framing Nails / Wood Glue.
- Demo/ Haul off debris.
- 15-20 gallons white EXT paint/primer.
- Labor to do all the caulking, painting, quarter round, reframing, adding 1x2s, adding 2x4s, adding 2x6s.

***Due to the extreme volatility of building products currently, this bid is good for 14 days. If 14 days have passed, then this bid estimate may be greater or lesser than what is quoted herein at that time.**

5

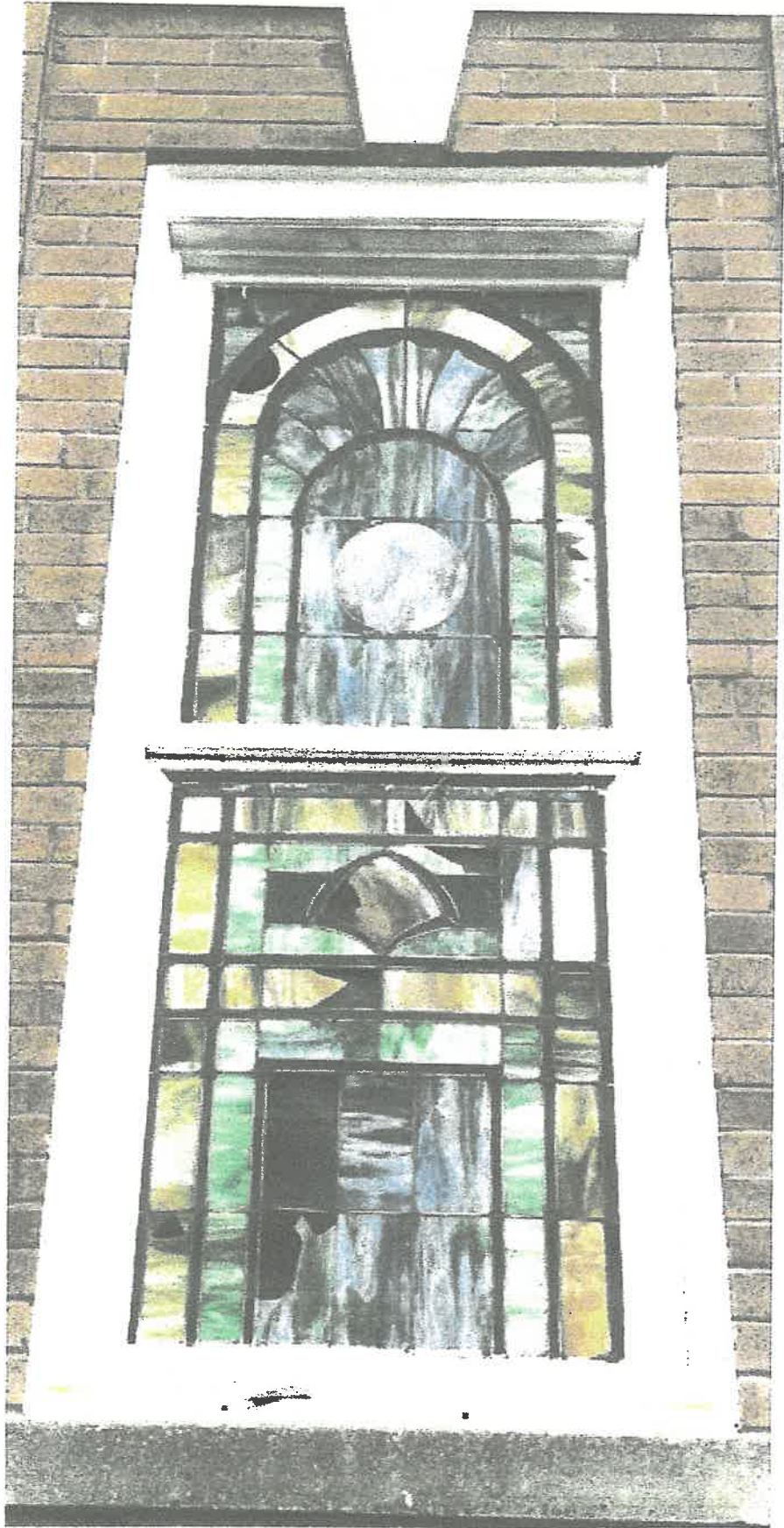


Bradberry
NJB Window repair



NJB Window renewal

6



Chase Bowen rebuilt



Chase Bowen removal of rotted window



Chase Bowen Rotted Window
removed



Chase Bowen removed Rotted Window

Annette Lall
102 N Fannin Street
Rockwall, Texas 75087
214-543-2807
Email – legacyvillage-rock@att.net

Historic Preservation Advisory Board (HPAB)
City of Rockwall
385 S. Goliad
Rockwall, Tx. 75087
972-771-7700

August 8, 2023

Re: First Methodist Church National Historic Landmark
303 E Rusk Street, Rockwall, Tx. 75087
Wedding Venue

The following is the Certificate of Appropriateness timeline for the proposed Wedding Venue exterior repairs:

Upon approval of financing, the following exterior work would be addressed first as follows:

- a) Repairs to towers.
- b) Rebuilding all windows with an insertion space on the inside, and remaking of the stain glass frames. Due to extensive damage to the existing windows and stain glass frames, plain glass will be installed as the stain glass windows are rebuilt or repaired and installed concurrently.
- c) New doors will be installed.
- d) Steps will be finished

Financing approval – 90 days from September 1, 2023 – December 1, 2023.

The above work will be started prior to the Architect's Drawings for the interior work.

General Contractor – Triton would take roughly 6 months after permit and drawings are completed to finish the project. See attached.

Your consideration is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Annette Lall". The signature is written in black ink and is positioned above the printed name.

Annette Lall
His Covenant Children, Inc.

11

CITATION NUMBER CE2075 - 01

CAUSE NUMBER 2300002192

VIOLATION PROPERTY MAINTENANCE VIOLATION - ACCESSORY STRUCTURES D.O.B.: 08/0/

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 25th day of May, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE FAILED TO MAINTAIN A CARPORT, AWNING, PATIO COVER, GARAGE, SHED, STORAGE BUILDING OR OTHER ACCESSORY STRUCTURE TO BE STRUCTURALLY SOUND AND FREE OF DETERIOATION BY FAILING TO PROTECT THE STRUCTURE FROM THE ELEMENTS BY PERIODIC PAINTING, STAINING OR OTHER WEATHERPROOFING OR SURFACE PROTECTION.

AGAINST THE PEACE AND DIGNITY OF THE STATE

Imorales

Affiant

Sworn and subscribed to before me, the undersigned, on this the 30th day of May, 2023

V. Kumbale

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

NUMBER OF CHARGES

CITATION NO. CE 2075

DOCKET NUMBER 23-296

INITIAL CITATION SUBSEQUENT CITATION

DATE OF OFFENSE 5/25/23		TIME OF OFFENSE 10:13 <u>A.M.</u> P.M.	
LAST NAME Call		FIRST NAME Annette	MIDDLE NAME Chan
ADDRESS 1307 Ridge Rd Apt 4133			
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807
DL/ID# 04854486		RACE	
STATE TX		SEX F	DATE OF BIRTH 8-2-1952
LOCATION OF OFFENSE: 303 E Rusk St. Rockwall, TX. 75087 (Church)			

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Mans Ferguson #121
CODE OFFICER'S SIGNATURE

X - Simmons
DEFENDANT'S SIGNATURE

PHONE 972-772-6478

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 9th day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit

303 EAST RUSK STREET

Did than and there intentionally or knowingly failed to maintain the foundation, exterior wall, floor, roof, or any exterior surface of a structure in a state of repair sufficient to exclude rats, rodents, birds, vermin, and other animals; or failed to repair, replace, repaint or restore peeling paint, cracked or loose plaster, broken glass, decayed wood or other defective surface in violation of Rockwall City Ordinance No. 04-05, §1 as codified in section 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten signature]
Affiant

Sworn and subscribed to before me, the undersigned, on this the 15th day of June, 2023

[Handwritten signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 2226

DOCKET NUMBER 23-2B0

DATE OF OFFENSE 6/9/23		TIME OF OFFENSE 4:04		A.M. <input checked="" type="radio"/> P.M. <input type="radio"/>	
LAST NAME Lall		FIRST NAME Annette		MIDDLE NAME Chan	
ADDRESS 1307 Ridge Rd Apt 4133					
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807	RACE	SEX F
DL/ID# 04B54486		STATE TX			
LOCATION OF OFFENSE: 303 E. Rusk St. Rockwall, TX 75087 (Church)					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Maria Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - Summons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 16th day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE INTENTIONALLY OR KNOWINGLY FAIL TO MAINTAIN IN A STRUCTURALLY SOUND/WEATHERPROOF CONDITION THE EXTERIOR SURFACES AND/OR EXTERIOR WALLS OF A STRUCTURE IN VIOLATION OF ROCKWALL CITY ORDINANCE NO.04-05, SEC. 1(6-148) AS CODIFIED IN SECTION 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten Signature]
Affiant

Sworn and subscribed to before me, the undersigned, on this the 21st day of June, 2023

[Handwritten Signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 2232

DOCKET NUMBER *33278*

DATE OF OFFENSE <i>6/16/23</i>		TIME OF OFFENSE <i>11:20</i>		<input checked="" type="radio"/> A.M. <input type="radio"/> P.M.	
LAST NAME <i>Lall</i>		FIRST NAME <i>Annette</i>		MIDDLE NAME <i>Chan</i>	
ADDRESS <i>1307 Ridge Rd. Apt 4133</i>					
CITY <i>Rockwall</i>	STATE <i>TX</i>	ZIP <i>75087</i>	PHONE NUMBER <i>214-543-2807</i>	RACE	SEX <i>F</i>
DL/ID# <i>04854486</i>		STATE <i>TX</i>			
LOCATION OF OFFENSE: <i>303 E Rusk St. Rockwall, TX 75087 (Church)</i>					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: *Sec 10-492 Exterior of Structure*

Maria Ruby #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Summons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 23rd day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit

303 EAST RUSK STREET

Did than and there intentionally or knowingly failed to maintain the foundation, exterior wall, floor, roof, or any exterior surface of a structure in a state of repair sufficient to exclude rats, rodents, birds, vermin, and other animals; or failed to repair, replace, repaint or restore peeling paint, cracked or loose plaster, broken glass, decayed wood or other defective surface in violation of Rockwall City Ordinance No. 04-05, §1 as codified in section 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten signature]

Affiant

Sworn and subscribed to before me, the undersigned, on this the 27th day of June, 2023

[Handwritten signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

NUMBER OF CHARGES

CITATION NO. CE 2234

DOCKET NUMBER 29-201

INITIAL CITATION SUBSEQUENT CITATION

DATE OF OFFENSE 6/23/23		TIME OF OFFENSE 10 ⁰⁷ (A.M.) P.M.	
LAST NAME Lall		FIRST NAME Annette	MIDDLE NAME Chan
ADDRESS 1307 Ridge Rd. Apt. 4133			
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807
DL/ID# 04854486		RACE	
STATE TX		SEX F	DATE OF BIRTH 8-2-1952
LOCATION OF OFFENSE: 303 E Rusk St Rockwall, TX 75087			

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or **NO**

OTHER: Sec. 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Mano Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - Summons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

CITATION NUMBER CE1821 - 01

CAUSE NUMBER 2300002696

VIOLATION PROP. MAINT. VIOLATION -EXT. STRUCTURE/RETAINING WALL D.O.B.: 08/0/

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 30th day of June, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE INTENTIONALLY OR KNOWINGLY FAIL TO MAINTAIN IN A STRUCTURALLY SOUND/WEATHERPROOF CONDITION THE EXTERIOR SURFACES AND/OR EXTERIOR WALLS OF A STRUCTURE IN VIOLATION OF ROCKWALL CITY ORDINANCE NO.04-05, SEC. 1(6-148) AS CODIFIED IN SECTION 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

Laura Balderas

Affiant

Sworn and subscribed to before me, the undersigned, on this the 6th day of July, 2023

J Morales

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 1821

DOCKET NUMBER 2091v

DATE OF OFFENSE 6/30/23		TIME OF OFFENSE 8:57 (A.M.) P.M.	
LAST NAME Call		FIRST NAME Annette	MIDDLE NAME Chan
ADDRESS 1307 Ridge Rd. Apt. 4133			
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807
DL/ID# 04854486		STATE TX	DATE OF BIRTH 8-2-1952
LOCATION OF OFFENSE: 303 E Rusk St. Rockwall, TX 75087 (Church)			

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of Structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

Nav Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - Summons
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

CITATION NUMBER CE1835 - 01 CAUSE NUMBER 2300002809
VIOLATION PROPERTY MAINTENANCE VIOLATION - ACCESSORY STRUCTURES D.O.B.: 08/0/

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 10th day of July, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE FAILED TO MAINTAIN A CARPORT, AWNING, PATIO COVER, GARAGE, SHED, STORAGE BUILDING OR OTHER ACCESSORY STRUCTURE TO BE STRUCTURALLY SOUND AND FREE OF DETERIOATION BY FAILING TO PROTECT THE STRUCTURE FROM THE ELEMENTS BY PERIODIC PAINTING, STAINING OR OTHER WEATHERPROOFING OR SURFACE PROTECTION.

AGAINST THE PEACE AND DIGNITY OF THE STATE

Laura Balderas

Affiant

Sworn and subscribed to before me, the undersigned,
on this the 11th day of July, 2023

Jimorales

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

NUMBER OF CHARGES

CITATION NO. CE1835

DOCKET NUMBER 2809

INITIAL CITATION SUBSEQUENT CITATION

DATE OF OFFENSE 7/10/23		TIME OF OFFENSE 9:56		(A.M.) P.M.	
LAST NAME Call		FIRST NAME Annette		MIDDLE NAME Chan	
ADDRESS 1307 Ridge Rd Apt. 4133					
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807	RACE	SEX F
DL/ID# 04854486		STATE TX			
LOCATION OF OFFENSE: 303 E. Rusk St. Rockwall, TX. 75087					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of structure

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

[Signature]
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

X - *Summers*
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

STATE OF TEXAS

IN THE MUNICIPAL COURT

VS

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

ANNETTE CHAN LALL

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS

Personally appeared before me, the undersigned authority, this affiant, a credible person, who after being by me duly sworn, deposes and says she has good reason to believe and does believe, based upon information provided to affiant by MARCO PULGARIN , CODE ENFORCEMENT

Officer, who personally observed or investigated such offense, that ANNETTE CHAN LALL , hereinafter called defendant, on or about the 18th day of July, 2023 , and before the making and filing of this complaint, within the territorial limits of the City of Rockwall, Rockwall County, Texas, to wit
303 EAST RUSK STREET

DID THEN AND THERE INTENTIONALLY OR KNOWINGLY FAIL TO MAINTAIN IN A STRUCTURALLY SOUND/WEATHERPROOF CONDITION THE EXTERIOR SURFACES AND/OR EXTERIOR WALLS OF A STRUCTURE IN VIOLATION OF ROCKWALL CITY ORDINANCE NO.04-05, SEC. 1(6-148) AS CODIFIED IN SECTION 10-492.

AGAINST THE PEACE AND DIGNITY OF THE STATE

[Handwritten signature]
Affiant

Sworn and subscribed to before me, the undersigned, on this the 18th day of July, 2023

[Handwritten signature]

Clerk of the Municipal Court
City of Rockwall
State of Texas



City of Rockwall Code Enforcement Citation

INITIAL CITATION SUBSEQUENT CITATION

NUMBER OF CHARGES

CITATION NO. CE 1917

DOCKET NUMBER 23-297

DATE OF OFFENSE 7/18/23		TIME OF OFFENSE 9:44		<input checked="" type="radio"/> A.M. <input type="radio"/> P.M.	
LAST NAME Call		FIRST NAME Annette		MIDDLE NAME Chan	
ADDRESS 1307 Ridge Rd Apt. 4133					
CITY Rockwall	STATE TX	ZIP 75087	PHONE NUMBER 214-543-2807	RACE	SEX F
DL/ID# 04854486		STATE TX			
LOCATION OF OFFENSE: 303 E. Rusk St. Rockwall, TX 75087					

- Sec. 10-491. (h) Property Maintenance -Fence
- Sec. 10-491. (k) Property Maintenance -Outside Storage
- Sec. 16-42. Trash, rubbish, etc.
- Sec. 26-507. (d) Parking RV on Public Property
- UDC Sec. 4.1 C - Storage of RV's
- UDC Article XII Sec. 3.1 - Building Without a Permit
- Sec. 26-514. Parking Vehicles for Purpose of Sale

Sec. 26-129: Junked vehicle - Declared public nuisance

Color _____ Year _____

Make _____ License Plate # _____

Model _____ Pictures attached: YES or NO

OTHER: Sec. 10-492 Exterior of Structure

Maria Pulgar #121
CODE OFFICER'S SIGNATURE

PHONE 972-772-6478

I UNDERSTAND THAT I WILL BE NOTIFIED OF A COURT APPEARANCE DATE AND TIME WITHIN FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF THE RECEIPT OF THIS CITATION. I FURTHER UNDERSTAND THAT AFTER NOTICE OF COURT APPEARANCE, IF I FAIL TO APPEAR AND HAVE NOT RECEIVED AN EXTENSION, A WARRANT FOR MY ARREST MAY BE ISSUED AND ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

ADDITIONAL INSTRUCTIONS ON THE REVERSE SIDE

X - *Summons* -
DEFENDANT'S SIGNATURE

MUNICIPAL COURT

**CITY OF ROCKWALL MUNICIPAL COURT
NOTICE OF HEARING**

CITATION # CE1917 VIOLATION #01
DOCKET # 2300002973
CHARGE: PROP. MAINT. VIOLATION -EXT. STRUCTURE/RETAINING WALL
DATE OF OFFENSE: JULY 18, 2023
BALANCE DUE: 186.00

**ANNETTE CHAN LALL
1307 RIDGE ROAD #4133
ROCKWALL, TX 75087**

**STATE OF TEXAS
Vs.
LALL, ANNETTE CHAN**

NOTICE IS HEREBY GIVEN THAT A PRE-TRIAL HEARING ON THE ABOVE STYLED AND NUMBERED CASE WILL BE HELD ON **THE 2ND DAY OF AUGUST, 2023 at 3:00 PM** IN THE ROCKWALL MUNICIPAL COURT LOCATED AT 2860 STATE HIGHWAY 66, ROCKWALL, TEXAS, 75087, 972-771-7788. FAILURE TO APPEAR WILL RESULT IN A WARRANT FOR YOUR ARREST.

THIS IS A PRE-TRIAL HEARING SO THAT YOU MAY DISCUSS YOUR CASE WITH THE CITY PROSECUTOR. IF A TRIAL IS REQUESTED, YOU WILL BE GIVEN A TRIAL SETTING AFTER YOUR APPEARANCE ON THE ABOVE DATE.

I, ANNETTE CHAN LALL, PROMISE TO APPEAR AT THE DATE AND TIME STATED ABOVE. I FURTHER UNDERSTAND THAT IF I FAIL TO APPEAR AS PROMISED, ADDITIONAL CHARGES MAY BE FILED AGAINST ME.

IF YOU ARE UNABLE TO PAY THE FINE AND COSTS, THERE ARE ALTERNATIVES TO FULL PAYMENT OF ANY FINE OR COSTS OWED AND WE WILL DISCUSS THIS WITH YOU AT OUR COURT. YOU WILL NOT BE ARRESTED IF YOU VOLUNTARILY APPEAR AT OUR COURT TO ENTER A PLEA, PAY A FINE, OR REQUEST A COURT DATE.

RESETS MUST BE MADE IN A WRITTEN MOTION AT LEAST 72 HOURS BEFORE THIS COURT DATE. THE MOTION FOR CONTINUANCE FORM IS AVAILABLE ONLINE AT <http://www.rockwall.com/MunicipalCourt/index.asp>

PURSUANT TO THE AUTHORITY GRANTED TO MUNICIPAL COURTS PURSUANT TO ARTICLES 45.019 AND 45.021 OF THE TEXAS CODE OF CRIMINAL PROCEDURE, ALL OBJECTIONS AS TO A DEFECT, ERROR OR IRREGULARITY IN A CHARGING INSTRUMENT IN A CASE SHALL BE MADE IN WRITING AND FILED WITH THE MUNICIPAL COURT CLERK NOT LATER THAN THE TENTH DAY BEFORE THE PRE-TRIAL DOCKET ON WHICH SUCH CASE APPEARS. A HEARING ON SUCH OBJECTION SHALL BE HELD DURING SUCH PRE-TRIAL DOCKET. THE COURT WILL NOT CONSIDER ANY DEFECT, ERROR OR IRREGULARITY IN A CHARGING INSTRUMENT UNLESS SUCH WRITTEN OBJECTION IS FILED IN ACCORDANCE WITH THIS ORDER.

**PLEASE KEEP
FOR YOUR RECORDS**

Signature: X _____

Date: JULY 18, 2023

ROCKWALL MUNICIPAL COURT STANDING ORDERS

STANDING ORDER NO. 1—COURTROOM DECORUM

The following shall apply to all persons entering the courtroom of the Rockwall Municipal Court:

All persons shall be dressed in a dignified and respectful manner. The following are expressly prohibited unless authorized by the Court for legitimate reasons:

- No baseball hats or caps or other non-religious headwear;
- No shorts;
- No tank tops or halter tops;
- No exposed underwear or bras;
- No sagging or drooping pants;
- No short skirts or dresses;
- No bare feet;
- No offensive, violent, obscene, or suggestive slogans or pictures on clothing;
- No drug related images, symbols, or affiliations on clothing or depicted on jewelry;
- No gang related images, symbols, or affiliations on clothing or depicted on jewelry;
- No sunglasses unless required by prescription.

All electronic devices, including cell/mobile phones, pagers, iPods, iPads, PDAs, cameras, handheld games, laptop computers, etc., must be placed on silent (this includes no vibration or other audible notification). Making audio or video recordings in the courtroom is expressly prohibited without the express prior permission of the presiding judge.

No weapons of any kind are allowed in the courtroom. This includes, but is not limited to, guns, knives, pepper spray, mace, razorblades, scissors, etc. The only exception to this rule is for licensed on-duty police officers on official business. Off-duty police officers, federal agents, or other law enforcement officials who are armed must inform the bailiff on duty, who will then inform the presiding judge.

All persons shall act in a dignified and respectful manner at all times. Conduct that disrupts court proceedings, offends the dignity of the Court, childish or offensive behaviors that tend to bring the Court into disrepute, all may constitute direct contempt of Court.

The following acts are prohibited unless authorized by the Court in advance for legitimate reasons:

- No disruptive conversation/talking while the Court is in session;
- No food may be brought into the courtroom;
- No offensive, vulgar, racist, sexist, or obscene language, except as evidence of conduct or testimony of facts;
- No horseplay or other behavior that could disrupt the Court or the proceedings.

All persons should stand when the presiding judge enters or leaves the bench. All persons addressing the Court should stand unless the Court has given them permission to sit.

During jury trials, all persons, including attorneys, witnesses, and spectators, should rise when the jury enters or leaves the courtroom.

During jury trials, attorneys and pro se Defendants should ask permission to approach the witness, and once permission is granted, it continues while the attorney or pro se Defendant examines the witness.

Attorneys may confer quietly with their clients and pass notes at counsel table.

Only water may be consumed at counsel tables.

Anyone violating this Order may be asked to leave the courtroom, may be found in contempt of Court, and/or may be subject to a fine, jail, or both, pursuant to section 21.002(c) of the Texas Government Code.

8

Annette Lall
His Covenant Children, Inc.
102 N Fannin Street
Rockwall, Tx. 75087
214-543-2807
Email – legacyvillage-rock@att.net

City of Rockwall
Ryan Miller – Director of Planning and Zoning
385 S. Goliad
Rockwall, Tx 75087
972-772-6441

June 6, 2023

Re: Notice of Code Violation
Case Number: CE2023-1810
Legal Description: Griffith, Block 2, Lot Part A & Part 2, Acres 0.689, E/S, Fannin, RU
National Landmark – Old Methodist Church

Attn: Ryan Miller

Dear Mr. Miller,

The following information on the above property will be broken down into 4 sections namely:

1. Response to letter dated 4/24/2023 from Marco Pulgarin.
2. Response to Citation # CE2075.
3. Status of work on windows per Certificate of Appropriateness dated May 5, 2022.
4. Further development of the building and use.

1. RESPONSE TO LETTER DATED 4/24/2023 FROM MARCO PULGARIN

This letter was not received, therefore a response not given in a timely manner. A copy was obtained on June 5, 2023 from Ms. Vickie at the City of Rockwall Planning and Zoning. (See attached 1- City of Rockwall letter dated 4/24/2023 Notice of Code Violation from Marco Pulgarin). The mailing address is 102 N Fannin Street, Rockwall, Texas 75087 due to problems receiving mail at 303 E. Rusk, Rockwall, Tx. 75087.

2. RESPONSE TO CITATION #CE2075

This citation was sent to my home address, the only reason this matter came to my attention. (See attached 2- City of Rockwall Code Enforcement Citation CE2075). The Certificate of Appropriateness dated May 5, 2022 stated annual updates, (See attached 3). Your citation is dated May 25, 2023 less than a month overdue.

3. STATUS OF WORK ON WINDOWS PER CERTIFICATE OF APPROPRIATENESS DATED MAY 5, 2022

NJB Roofing, specifically Boo Nathaniel J Bradberry was paid \$17,000.00 to order the exterior glass and begin the window repairs, (see attached 4, check #7143, dated 5/27/2022 to NJB Roofing LLC), started the work on August 30, 2022. The late start of the job was marred by weather conditions, delay in glass shipments and busy on NJB's other jobs. Mr. Bradberry sent inexperienced workers who did a make shift job as seen in images (See attached 5 and 6, NJB window repair). They placed new material over existing rotted wood, inappropriate joins which would have allowed more damage to the existing windows and lots of wood hardener. As you can see from the attached pictures and the existing window repair, this was not acceptable. Mr. Bradberry promised to do better but never followed through. He was asked to deliver the paid glass of which 22 panes are undelivered.

On December 29, 2023 Chase Bowen with Bowen Homes in Rockwall repaired a window to evaluate the time taken and materials involved for repair. He did a beautiful job, (see attached 7, images of Chase Bowen removal of rotted window and rebuilt window frame). Due to emergencies he was unable to bid the job.

4. FURTHER DEVELOPMENT OF BUILDING AND USE

An existing tenant has paid Carroll Architects for drawings and planning in developing a scope of work to be done for a Wedding Venue. (See attached 8 – Carroll Architects Venue Interior Remodel). Jeff Carroll contacted Reese Baez at Triton who saw the property and presented a bid for complete restoration, (see attached 9 – Triton Wedding Venue Budget). There are some missing costs for the Rehabilitation of which we will be discussing at our meeting on June 13, 2023. Jeff Carroll and Reese Baez will be working directly with your department.

A copy of Artco Leaded Glass Proposal (see attached 10).

I am in the process of submitting Applications A and B to the Texas Historical Commission for Certificate of Eligibility, Federal and State Tax credits, therefore further costs for the continuation of the work will be on hold until approved by the Historical Commission. Application A should be approved in 30 days because the property is a designated Landmark.

I would appreciate your assistance with removing the above citation and look forward to providing quarterly updates in this Rehabilitation process.

Attachments

1. City of Rockwall letter dated 4/24/2023 Notice of Code Violation from Marco Pulgarin
2. City of Rockwall Code Enforcement Citation CE 2075
3. Certificate of Appropriateness dated May 5, 2022
4. Check #7143, dated 5/27/2022 for \$17000.00 to NJB Roofing LLC
- 5&6. NJB window repair pics
7. Images of Chase Bowen removal of rotted window and rebuilt window frame.
8. Carroll Architects Venue Interior Remodel.
9. Triton Wedding Venue Budget
10. Artco Leaded Glass Proposal

Sincerely,

A handwritten signature in cursive script that reads "Annette Lall".

Annette Lall

9

Fw: Response to Citation and Building update

From: Annette Lall (legacyvillage-rock@att.net)
To: rmiller@rockwall.com; jwidmer@rockwall.com; legacyvillage-rock@att.net
Date: Tuesday, June 13, 2023 at 05:36 PM CDT

Resending this email, please let me know you have received it.
Thanks,
Annette Lall

----- Forwarded Message -----

From: Annette Lall <legacyvillage-rock@att.net>
To: jwidmer@rockwall.com <jwidmer@rockwall.com>; miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>
Sent: Tuesday, June 13, 2023 at 05:31:29 PM CDT
Subject: Fw: Response to Citation and Building update

Mr. Jeffrey Widmer,

I was at the City of Rockwall today and spoke to Ryan Miller regarding a second Citation for the same problem on the Old Methodist Church Building, 303 E. Rusk, Rockwall, Texas. 75087. I sent this email to Mr. Miller on June 6, 2023 and was told today he never received it. I am letting you know I am in conversation with Triton and Jeff Carroll Architects regarding the building. I am asking you all work with me on this and cancel Citations CE2075 and CE2220. This is not a small project, there are 83 windows involved.

Please confirm this email was received.

Thanks,

Annette Lall

----- Forwarded Message -----

From: Annette Lall <legacyvillage-rock@att.net>
To: miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>
Sent: Tuesday, June 6, 2023 at 11:51:52 PM CDT
Subject: Response to Citation and Building update

Mr. Miller,

Please find the attached documents regarding status on the Old Methodist Church Building.

Sincerely,

Annette Lall



Response to City of Rockwall Citation -Building Update.pdf
45.7kB



City of Rockwall letter 4-24-23 Notice of Code Violation-Marco Pulgariin.pdf
27.9kB



Citation CE2075 to Ridge Road Address.pdf
132.1kB



Certificate of Appropriateness May 5-2022.pdf
35.3kB



Check#7143-5-27-2022 for \$17000 to NJB Roofing.pdf
148.1kB



NJB Window repair .pdf
377.7kB



Chase Bowen removal of rotted window-Rebuilt window frame.pdf
474.2kB



Carroll Architects Venue Interior Remodel.pdf
266.8kB



Triton Wedding Venue Budget.pdf
110.6kB



Artco Leaded Glass Proposal.pdf
45.8kB

10

Fw: Response to Citation and Building update

From: Annette Lall (legacyvillage-rock@att.net)

To: rmiller@rockwall.com; legacyvillage-rock@att.net; jwidmer@rockwall.com; mpulgarin@rockwall.com

Date: Thursday, June 15, 2023 at 08:30 AM CDT

TO: Jeffrey Widmer, Marco Pulgarin, Ryan Miller

I have been sending emails to Jeffrey Windmer and Ryan Miller on June 6 and June 13, 2023 without a response. The only response received are 3 citations from Marco Pulgarin, # CE2075 dated 5/15/23, CE2220 dated 6/2/23 and CE2226 dated 6/9/23.

Today resending emails to Jeffrey Widmer, Marco Pulgarin and Ryan Miller explaining and updating status on the building at the Old Methodist Church Building 303 E. Rusk, Rockwall, Texas 75087.

On June 13, 2023 met with Jeff Carroll Architect to go over plans and to also get a price for exterior windows and steps.

I would appreciate a response from any of the above named persons referenced above instead of citations.

Thanks,
Annette Lall

----- Forwarded Message -----

From: Annette Lall <legacyvillage-rock@att.net>

To: rmiller@rockwall.com <rmiller@rockwall.com>; jwidmer@rockwall.com <jwidmer@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>

Sent: Tuesday, June 13, 2023 at 05:36:53 PM CDT

Subject: Fw: Response to Citation and Building update

Resending this email, please let me know you have received it.

Thanks,
Annette Lall

----- Forwarded Message -----

From: Annette Lall <legacyvillage-rock@att.net>

To: jwidmer@rockwall.com <jwidmer@rockwall.com>; miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>

Sent: Tuesday, June 13, 2023 at 05:31:29 PM CDT

Subject: Fw: Response to Citation and Building update

Mr. Jeffrey Widmer,

I was at the City of Rockwall today and spoke to Ryan Miller regarding a second Citation for the same problem on the Old Methodist Church Building, 303 E. Rusk, Rockwall, Texas. 75087. I sent this email to Mr. Miller on June 6, 2023 and was told today he never received it. I am letting you know I am in conversation with Triton and Jeff Carroll Architects regarding the building. I am asking you all work with me on this and cancel Citations CE2075 and CE2220. This is not a small project, there are 83 windows involved.

Please confirm this email was received.

Thanks,

Annette Lall

----- Forwarded Message -----

From: Annette Lall <legacyvillage-rock@att.net>

To: miller@rockwall.com <miller@rockwall.com>; Annette Lall <legacyvillage-rock@att.net>

Sent: Tuesday, June 6, 2023 at 11:51:52 PM CDT

Subject: Response to Citation and Building update

Mr. Miller,

Please find the attached documents regarding status on the Old Methodist Church Building.

Sincerely,

Annette Lall



Response to City of Rockwall Citation -Building Update.pdf
45.7kB



City of Rockwall letter 4-24-23 Notice of Code Violation-Marco Pulgariin.pdf
27.9kB



Citation CE2075 to Ridge Road Address.pdf
132.1kB



Certificate of Appropriateness May 5-2022.pdf
35.3kB



Check#7143-5-27-2022 for \$17000 to NJB Roofing.pdf
148.1kB



NJB Window repair .pdf
377.7kB



Chase Bowen removal of rotted window-Rebuilt window frame.pdf
474.2kB



Carroll Architects Venue Interior Remodel.pdf
266.8kB



Triton Wedding Venue Budget.pdf
110.6kB



Artco Leaded Glass Proposal.pdf
45.8kB



Annette Lall
 His Covenant Children, Inc.
 102 N Fannin Street
 Rockwall, Tx. 75087
 214-543-2807
 Email – legacyvillage-rock@att.net

City of Rockwall
 Jeffrey Widmer – Building Official
 Marco Pulgarin – Neighborhood Improvement Services Representative
 Ryan Miller – Director of Planning and Zoning
 385 S. Goliad
 Rockwall, Tx 75087
 972-772-6441

June 15, 2023

Re: Notice of Code Violation
 Case Number: CE2023-1810
 Legal Description: Griffith, Block 2, Lot Part A & Part 2, Acres 0.689, E/S, Fannin, RU
 National Landmark – Old Methodist Church, 303 E. Rusk, Rockwall, Texas 75087

Dear Mr. Miller, Mr. Widmer and Mr. Pulgarin

The attached documents including Citations # CE2220, dated 6/2/2023 and CE2226, dated 6/9/2023 were emailed to each one mentioned above on July 15, 2023. Also attached are copies of emails previously sent on July 6, 2023, July 13, 2023 and July 15, 2023 without a response, therefore a hard copy is provided and delivered to the above address by Annette Lall.

Please be advised, I am awaiting a bid from Triton for fixing the soffit on tower facing Rusk and Fannin, steps and windows, since NJB Roofing is no longer on the job due to inability to finish according to Historic standards.

Your attention in this matter is greatly appreciated.

Sincerely,

Annette Lall

*Rec'd from Annette Lall
 6-15-2023*

*V.M.
 Nicholas Morton - Director of Rockwall*







RENTAL
25022

25022

RENTAL
25022

25022



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: September 21, 2023
APPLICANT: Johnathan Brown
CASE NUMBER: H2023-012; *Certificate of Appropriateness (COA) for a Fence at 601 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Johnathan Brown for the approval of a Certificate of Appropriateness (COA) for a fence on a *Non-Contributing Property* being a 0.43-acre tract of land identified as a portion of Lot B, Block 3, F&M 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 601 Kernodle Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the May 16, 1911 Sanborn Map. At some point prior to May 16, 1911, the subject property was platted with the F & M Addition, and is currently identified as a portion of Lot 3, Block B, F & M Addition. 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. On January 8, 2015, the Board of Adjustment passed an order to approve a variance [Case No. BOA 2015-1-V] in order to reduce the front yard building setback from 20-feet to 15-feet for the purpose of allowing a single-family home to be constructed on the subject property. On February 19, 2015, the Historic Advisory Preservation Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2015-003] to allow for the construction of a single-family home on the subject property, which is a *Non-Contributing Property* situated within the Old Town Rockwall (OTR) Historic District. On December 6, 2021, the City Council adopted *Ordinance No. 21-54 (S-261)* granting a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on the subject property. Following this approval, the applicant applied for and received a building permit (*Permit No. RES2021-6430*) to construct a 5,670 SF single-family home on the subject property. This permit received final approval after the construction of the single-family home February 3, 2023.

More recently, the applicant -- *Johnathan Brown* -- engaged staff requesting to construct a four (4) foot solid cedar fence that would have wooden posts. At the time, staff reviewed the request and erroneously determined that it did not require a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB), but that it would require an *Exception* from the Planning and Zoning Commission. This determination was predicated on the requirements outlined in Subsection 08.03(B) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), which states, "(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel." The applicant submitted this request (Case No. MIS2023-002) on January 20, 2023. At the Planning and Zoning Commission meeting on January 31, 2023 the Planning and Zoning Commission reviewed the request and voted 5-1 to approve the request with Commissioner Conway dissenting and Commissioner Womble absent. For the Historic Preservation Advisory Board's (HPAB's) review, staff has provided a copy of the packet that was provided to the Planning and Zoning Commission at the January 31, 2023 meeting in the attachments for this case. Following this approval, the applicant submitted a fence permit (*Permit No. RES2023-1106*) for the proposed fence. This was issued on May 9, 2023, and the fence was constructed by the applicant.

On August 23, 2023, staff received an email from an adjacent property owner inquiring as to why the fence did not require a Certificate of Appropriateness (COA). Staff responded to the property owner stating that the fence did not require a Certificate of Appropriateness (COA) because the *Historic Guidelines* contained in Appendix D of the Unified Development Code (UDC)

state "... (a) fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board. Any 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." At the time, staff was under the impression that this fence -- *only requiring a fence permit and not a building permit* -- did not require a Certificate of Appropriateness (COA); however, the property owner requesting the information pointed out in a subsequent email that Subsection 06.01(C), *Permits*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) specifically states that "(n)o building or fence permits shall be issued for site improvement or other construction until a Certificate of Appropriateness (COA) has been approved by the Historic Preservation Advisory Board (HPAB)." Based on this, staff contacted Mr. Brown and requested that he submit a Certificate of Appropriateness (COA) for the existing fence. For the Historic Preservation Advisory Board's (HPAB's) review, staff has provided a redacted copy of the correspondence with the adjacent property owner.

PURPOSE

The applicant -- *Johnathan Brown* -- is requesting approval of a Certificate of Appropriateness (COA) for an existing fence that was permitted in error by the City of Rockwall.

ADJACENT LAND USES AND ACCESS

The subject property is located at 601 Kernodle Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) parcels of land (*i.e. 607, 703, 705, 803, 805, & 807 Kernodle Street*) that are developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east 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 within the OURHometown Vision 2040 Comprehensive Plan. Beyond this there are multiple single-family residential lots zoned Single-Family 7 (SF-7) District. These properties are mostly developed with single-family homes. Beyond this is Austin Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Margaret Street, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. This is followed by multiple single-family residential lots zoned Single-Family 7 (SF-7) District. These properties are mostly developed with single-family homes. Beyond this is Williams Street, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property 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 multiple single-family residential lots zoned Single-Family 7 (SF-7) District. These properties are mostly developed with single-family homes.

CHARACTERISTICS OF THE PROJECT

The applicant -- *Johnathan Brown* -- recently constructed a four (4) foot solid cedar fence with wood posts. The fence is situated in the rear yard of the subject, approximately 41-feet from the property line adjacent to Kernodle Street and approximately 68-feet from the property line adjacent to Margaret Street. Staff should reiterate that the fence was permitted (*Permit No. RES2023-1106*) and approved by the City of Rockwall; however, staff has determined that the proposed fence will require a Certificate of Appropriateness (COA) and does require approval from the Historic Preservation Advisory Board (HPAB).

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 designated 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 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 within 200-feet of seven (7) contributing properties (*i.e. 301, 302, & 303 Margaret Street; 601 N. Fannin Street; and 501, 502, & 602 Kernodle Street*). In addition, Subsection 06.01(C), *Permits*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states "... (n)o building or fence permits shall be issued for site improvement or other construction until a Certificate of Appropriateness (COA) has been approved by the Historic Preservation Advisory Board (HPAB)." In this case, the applicant's fence required a *Fence Permit*, which would require a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board.

According to Section 07(H), *Fences*, 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. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board. Any 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 addition, Subsection 08.03(B) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel." In this case, the existing fence meets all of the requirements for a solid wood fence, however it does not meet the height or material requirements. Specifically, it is four (4) feet in height (*i.e. two [2] feet less than permitted*) and has wooden posts as opposed to metal posts. The applicant has indicated to staff that they are making this request because the home is located in the Old Town Rockwall (OTR) Historic District and that they believe the fence height and materials is more indicative of a historic home. Staff should note that many of the adjacent properties have four (4) foot fencing; however, they are picket fences and not solid fences. With that being said, the applicant's request does not appear to negatively impact the adjacent properties and would not change the essential character of the neighborhood. Staff should also reiterate that the Planning and Zoning Commission reviewed this request as an *Exception* to the height and material requirements for a fence and approved the request finding that it was in character with the existing neighborhood.

NOTIFICATIONS

On September 7, 2023, staff mailed 24 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) 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 **601 Kernodle 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 **Jonathan Brown**

APPLICANT(S) NAME _____

ADDRESS **601 Kernodle St.**

ADDRESS _____

Rockwall, TX 75087

PHONE **214-363-5687**

PHONE _____

E-MAIL **jbrown@jhparch.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: **Backyard Fence**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 10,000**

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

We are proposing a 4' high stained wood cedar fence in a craftsman style to enclose just the backyard of the home.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

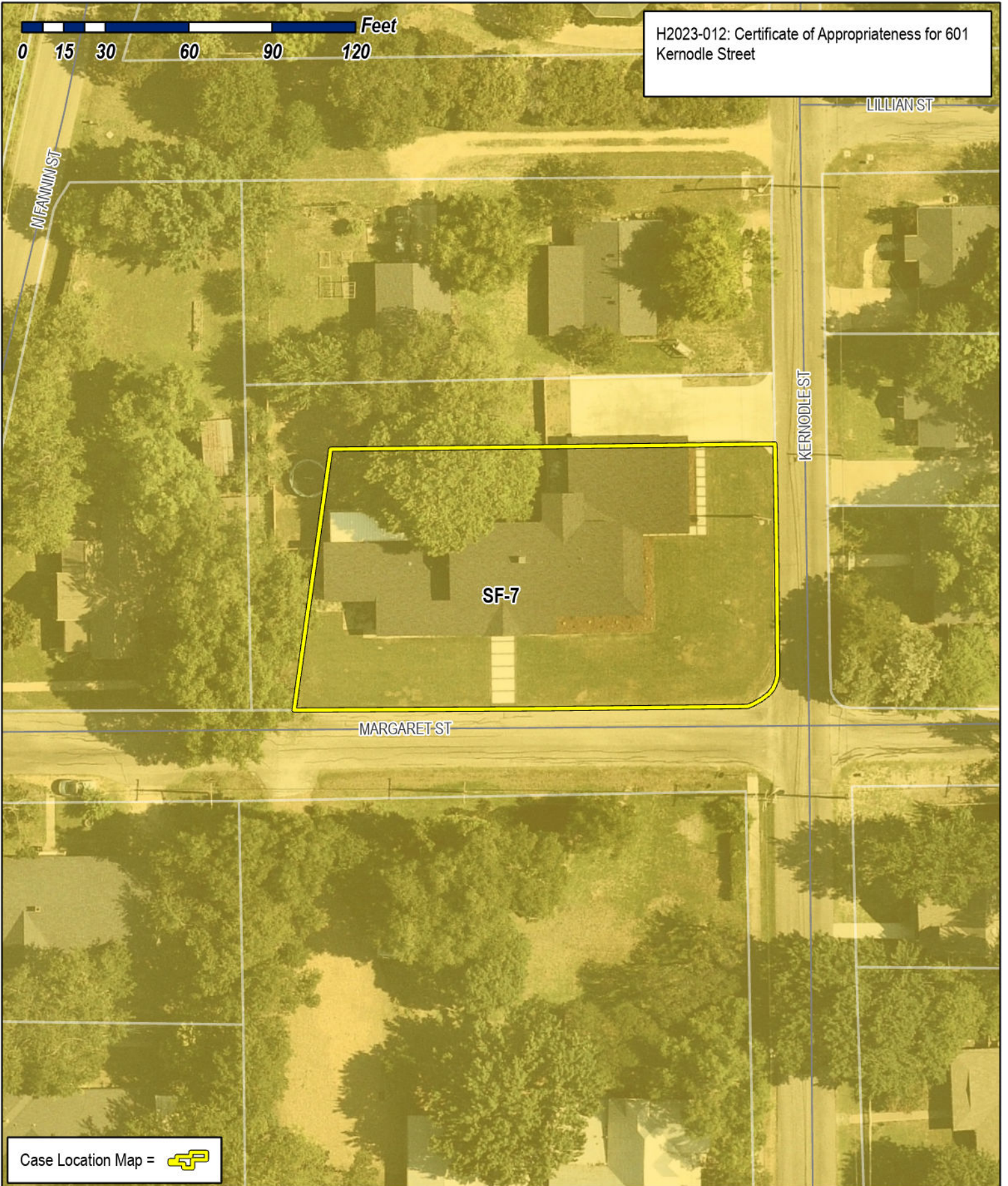
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2023-012: Certificate of Appropriateness for 601 Kernodle Street



Case Location Map = 



City of Rockwall

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

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

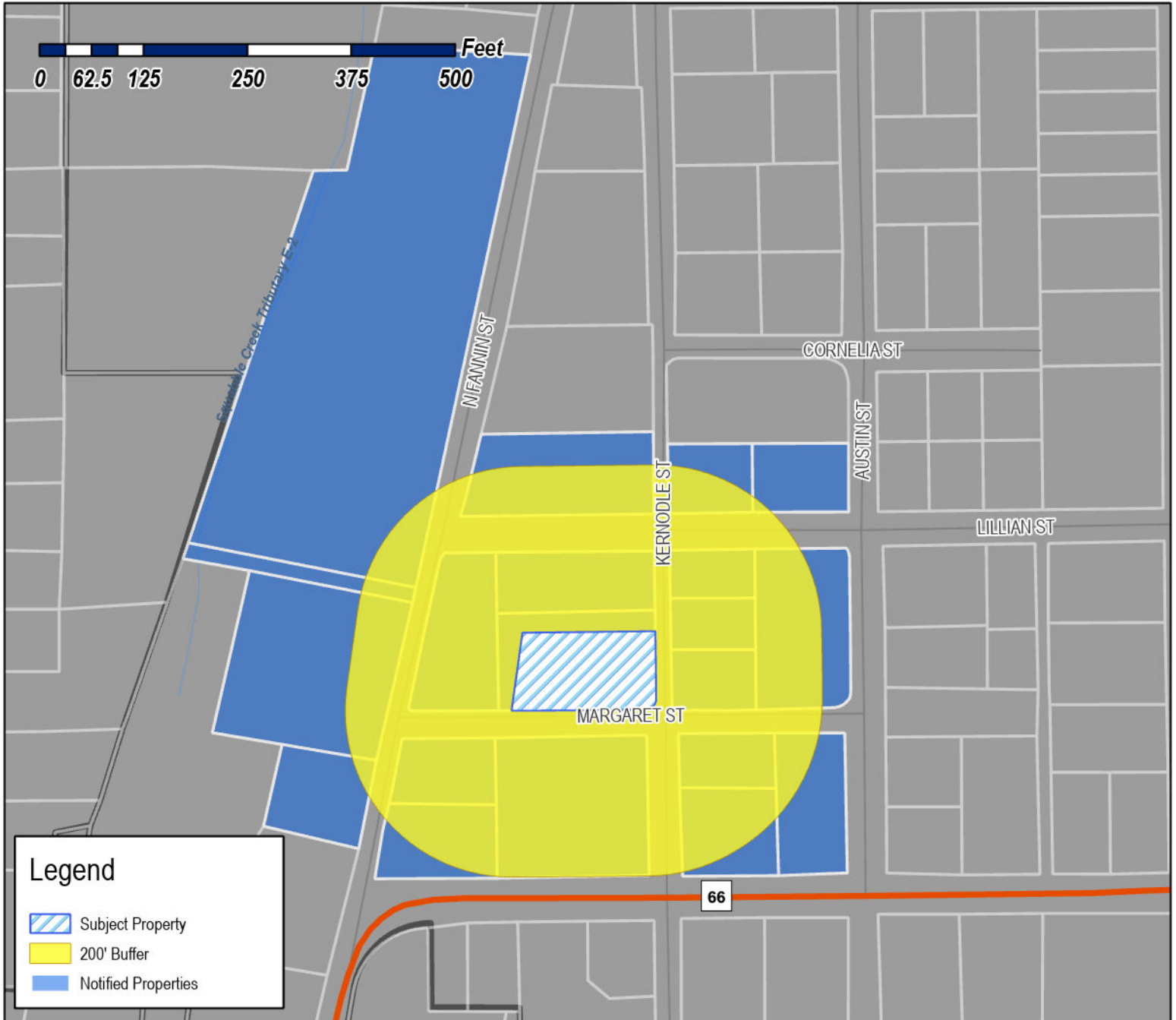




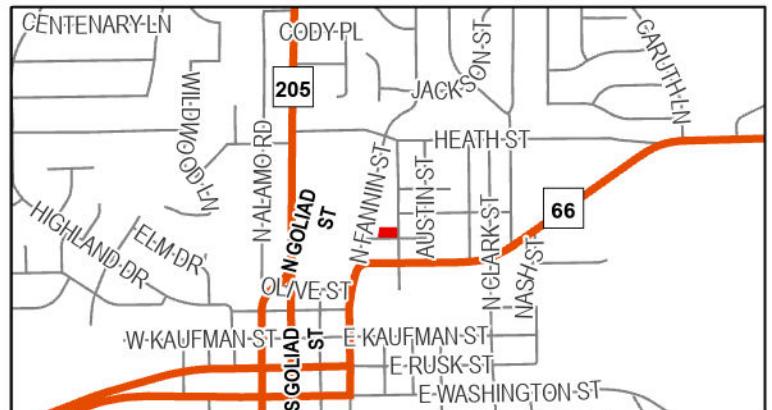
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: H2023-012
Case Name: COA for 601 Kernodle Street
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 601 Kernodle Street



Date Saved: 8/29/2023

For Questions on this Case Call: (972) 771-7746

PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

KINSEY TARI L AND DONALD H
2 MANOR CT
HEATH, TX 75032

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN
ROSE
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

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

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

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

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

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

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

RESIDENT
606 KERNODLE ST
ROCKWALL, TX 75087

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

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

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

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. H2023-012: Certificate of Appropriateness for 601 Kernodle Street

Hold a public hearing to discuss and consider a request by Johnathan Brown for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-Contributing Property being a 0.43-acre tract of land identified as a portion of Lot B, Block 3, F&M 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 601 Kernodle 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, September 21, 2023 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:

Ryan Miller
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, September 21, 2023 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

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2023-012: Certificate of Appropriateness for 601 Kernodle 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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

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



TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: January 31, 2023
SUBJECT: MIS2023-002; *Exception for a Fence for 601 Kernodle Street*

The applicant, Jonathan Brown, is requesting the approval of an exception for a fence not meeting the requirements of the Unified Development Code (UDC). The subject property is located on a 0.45-acre parcel of land (*i.e. a portion of Lot 3, Block 3, F&M Addition*) addressed as 601 Kernodle Street. The applicant's site plan indicates that the fence will be: [1] constructed using cedar; [2] be 48-inches in height; and [3] be opaque.

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Subsection 08.03(B) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of 1/2-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel." In this case, the applicant is requesting a four (4) foot solid cedar fence that will have wooden posts. This fence meets the requirements for a solid fence, however it does not meet the height or material requirements. The applicant has indicated to staff that they are making this request because the home is located in the Old Town Rockwall (OTR) Historic District and that they believe the fence height and materials is more indicative of a historic home. Staff should note that many of the adjacent properties have four (4) foot fencing; however, they are picket fences and not solid fences. With that being said, the applicant's request does not appear to negatively impact the adjacent properties and would not change the essential character of the neighborhood. Decisions on fences that do not meeting the requirements of the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on January 31, 2023.

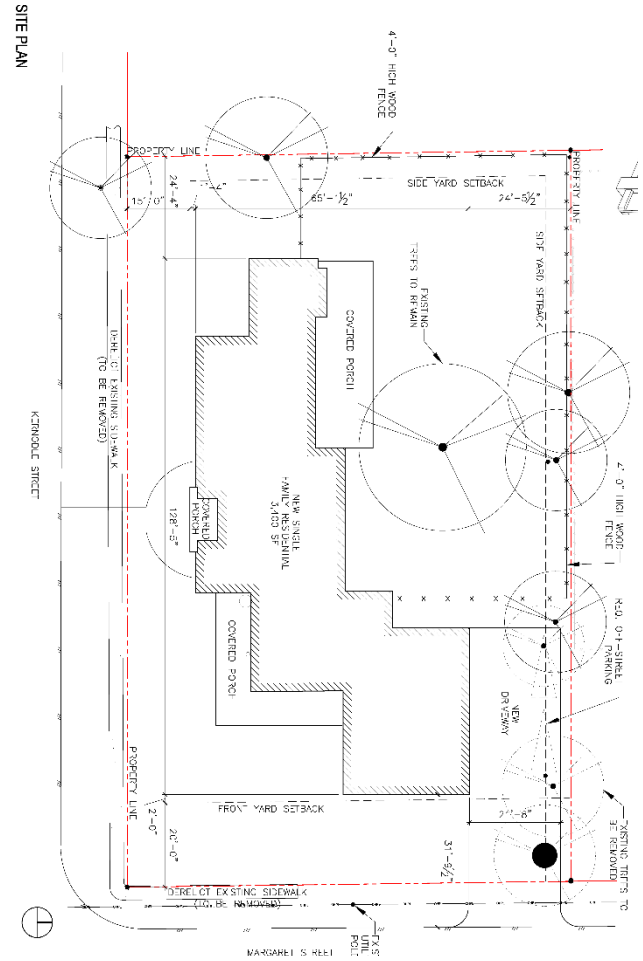


FIGURE 1: PROPOSED FRONT YARD FENCE LOCATION (HIGHLIGHTED LINE IS THE FENCE LOCATION)



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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 601 KERNODUR ROCKWALL, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ 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 JONATHAN BROWN APPLICANT

CONTACT PERSON _____ CONTACT PERSON _____

ADDRESS 7814 KILLARNEY LANE ADDRESS _____

CITY, STATE & ZIP ROULETT TX 75087 CITY, STATE & ZIP _____

PHONE 214. 476. 2936 PHONE _____

E-MAIL JBROWN@JTPARCH.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

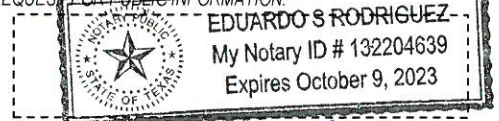
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Brown [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023 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."

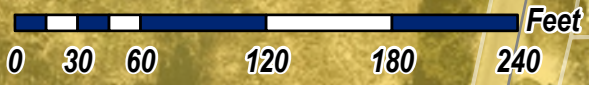
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF January, 2023

OWNER'S SIGNATURE _____

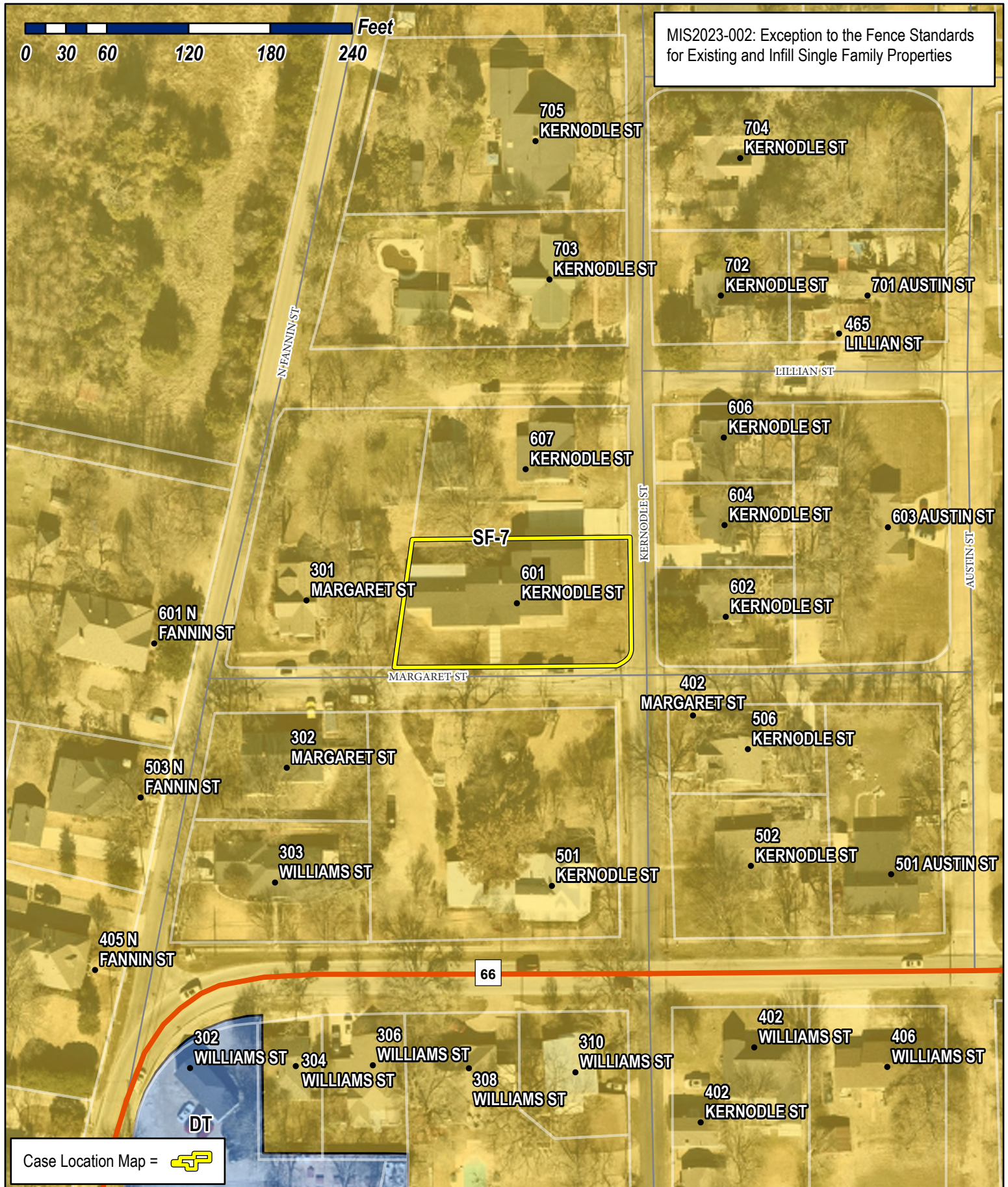
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 10/9/2023



MIS2023-002: Exception to the Fence Standards for Existing and Infill Single Family Properties



Case Location Map =

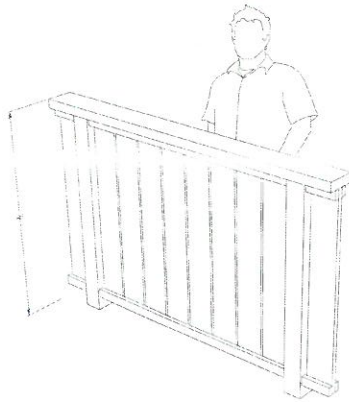


City of Rockwall

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

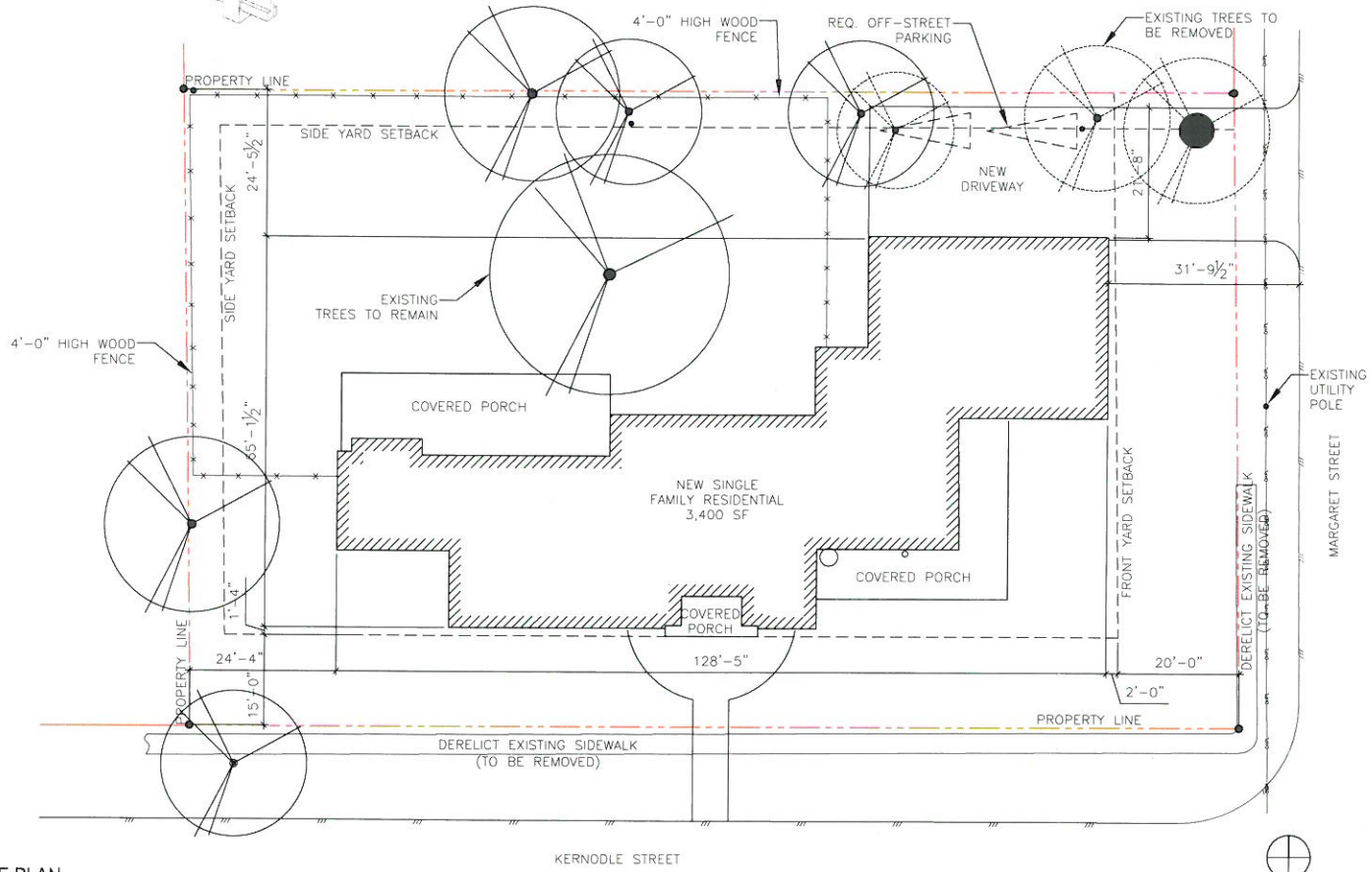
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Fence Design:
 4'-0" High cedar wood fence in a Craftsman design to match the architecture of the home, and with the intention of being compatible with the nature of the Downtown Rockwall Historic District.

ZONING:
 SINGLE FAMILY SF-7
 REQ. MIN LOT AREA - 7,000 SF
 PROVIDED: 18,545 SF
 REQ. MIN SF/DWELLING UNIT - 1,100 SF
 PROVIDED: 5,773 SF
 REQ. MIN FRONT YARD SETBACK - 20 FT
 (AT MARGARET ST.)
 AS DESIGNED: 20 FT
 REQ. MIN FRONT YARD SETBACK - 15 FT
 (AT KERNODLE ST PER ORDER # BOA 2015-1-V)
 AS DESIGNED: 15 FT
 REQ. MIN DEPTH OF REAR YARD SETBACK - 10 FT
 AS DESIGNED: NO REAR YARD PER JOC ARTICLE 5, SECTION 1.3 "LOTS WITH MULTIPLE FRONTAGES"
 REQ. MIN DEPTH OF SIDE YARD SETBACK - 8 FT
 AS DESIGNED: 6 FT
 REQ. MIN LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD - 20 FT
 AS DESIGNED: 31'-9 1/2"
 REQ. MAX BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA - 45%
 AS DESIGNED: TOTAL BLDG AREA - 5,773 SF
 TOTAL SITE AREA - 18,545 SF
 5,773 / 18,545 = 0.31 = 31% COVERAGE
 REQ. MAX BLDG HEIGHT - 32 FT
 AS DESIGNED: 24'-4"
 REQ. MIN PAVED OFF-STREET PARKING ONE SINGLE FAMILY DWELLING UNIT - 2
 AS DESIGNED: 2 PROVIDED
HISTORY OVERLAY (HO) DISTRICT
 CERTIFICATE OF APPROPRIATENESS APPROVED BY THE HISTORIC PRESERVATION ADVISORY BOARD ON 01/19/2015 AS ITEM #0015-003



SITE PLAN
 26 SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL PERMIT, OR CONSTRUCTION:
 Jonathan Brown, AIA
 REGISTERED ARCHITECT OF THE STATE OF TEXAS
 4908-0001-0001-0001
 71886

601
MPOZEMK

Issue: 01/20/2023
 P&Z Fence Review
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Revision	Date
▲	
▲	
▲	
▲	
▲	

A101

From: [REDACTED]
To: [Miller, Ryan](#)
Subject: RE: MIS2023-002
Date: Monday, August 28, 2023 3:44:06 PM

Mr. Miller,

Thank you for your prompt response and for taking the time to review the situation. I appreciate your acknowledgment of the error in issuing Mr. Brown's fence permit without a Certificate of Appropriateness (COA).

While I understand that you consider Mr. Brown's case to be an exception, it's my position that I've been treated unfairly and have suffered harm due to inconsistent practices. The rules were applied more stringently to my request, which involved a drive approach and the removal of an existing structure, than they were to Mr. Brown's fence project. This inconsistency has caused me not only financial harm but also a loss of time and resources.

Given the influence wielded by the Historic Preservation Advisory Board (HPAB) and the Planning & Zoning Division, I strongly urge the adoption of formal rules, as well as a policies and procedures manual. Operating without such guidelines leaves too much room for inconsistent and arbitrary decisions.

For the record, please note that my mailing address is [REDACTED]. I expect all future correspondence to be sent to this address.

Your commitment to remedy the situation with Mr. Brown is a step in the right direction. However, it doesn't negate the fact that I've been subjected to a different standard. I believe this warrants further discussion and perhaps a review of how the HPAB and the Planning & Zoning Division apply these rules moving forward.

Thank you again for your attention to this matter. I look forward to resolving this issue in a manner that is fair and consistent for all parties involved.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Monday, August 28, 2023 2:46 PM
[REDACTED]
Subject: RE: MIS2023-002

Mr. Brown's project was allowed to proceed without a COA.

I kindly request clarification on why the rules were applied differently in these two cases. If there are specific exemptions or considerations that were applied to Mr. Brown's project, I would appreciate a detailed explanation.

Thank you for your attention to this matter. I look forward to your prompt response.

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Miller, Ryan <RMiller@rockwall.com>

Sent: Wednesday, August 23, 2023 2:20 PM

[REDACTED]

Subject: RE: MIS2023-002

[REDACTED] ... With regard to your request, the following is a history of approvals for this project followed by the requirements for fences in the Historic District. A Certificate of Appropriateness (COA) was granted for the home in 2015 (Case No. H2015-003). A subsequent case for Residential Infill in an Established Subdivision was approved by the City Council in 2021 (i.e. Z2021-043). With regard to the fence it did not require a Certificate of Appropriateness (COA). According to the Historic Guidelines contained in Appendix D of the Unified Development Code (UDC):

Fences. A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board. Any 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 was a standard cedar fence that only required a Fence Permit, and had standard visibility from public right-of-way. In addition, it did not extend into any of the required yard setbacks for fences (i.e. it was behind the front façade of the home along both street frontages). With this being said, it did not meet the requirements for fences as stipulated by Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC). Specifically, it was shorter than what is allowed and incorporated wood posts as opposed to metal posts. This section of the zoning code is under the purview of the Planning and Zoning

Commission (not the Historic Preservation Advisory Board), which is why the applicant was required to submit an exception to the Planning and Zoning Commission in accordance with Section 08.03(B)(3), Special Exceptions, of the Unified Development Code (UDC). This was a discretionary approval for the Planning and Zoning Commission, and they approved the request on February 7, 2023. If you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF
ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES:

- 3) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 4) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

Sent: Wednesday, August 23, 2023 8:50 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: MIS2023-002

Yes. Where is the COA?

Regards,

[Redacted signature block]

On Aug 23, 2023, at 08:41, Miller, Ryan <RMiller@rockwall.com> wrote:

[Redacted] ... Case No. MIS2023-002 was approved by the Planning and Zoning Commission on February 7, 2023. If you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[REDACTED]

Sent: Monday, August 21, 2023 1:57 PM

To: Lee, Henry <HLee@rockwall.com>

Cc: Planning <planning@rockwall.com>

Subject: MIS2023-002

What is the status of this request?

Regards,

[REDACTED]

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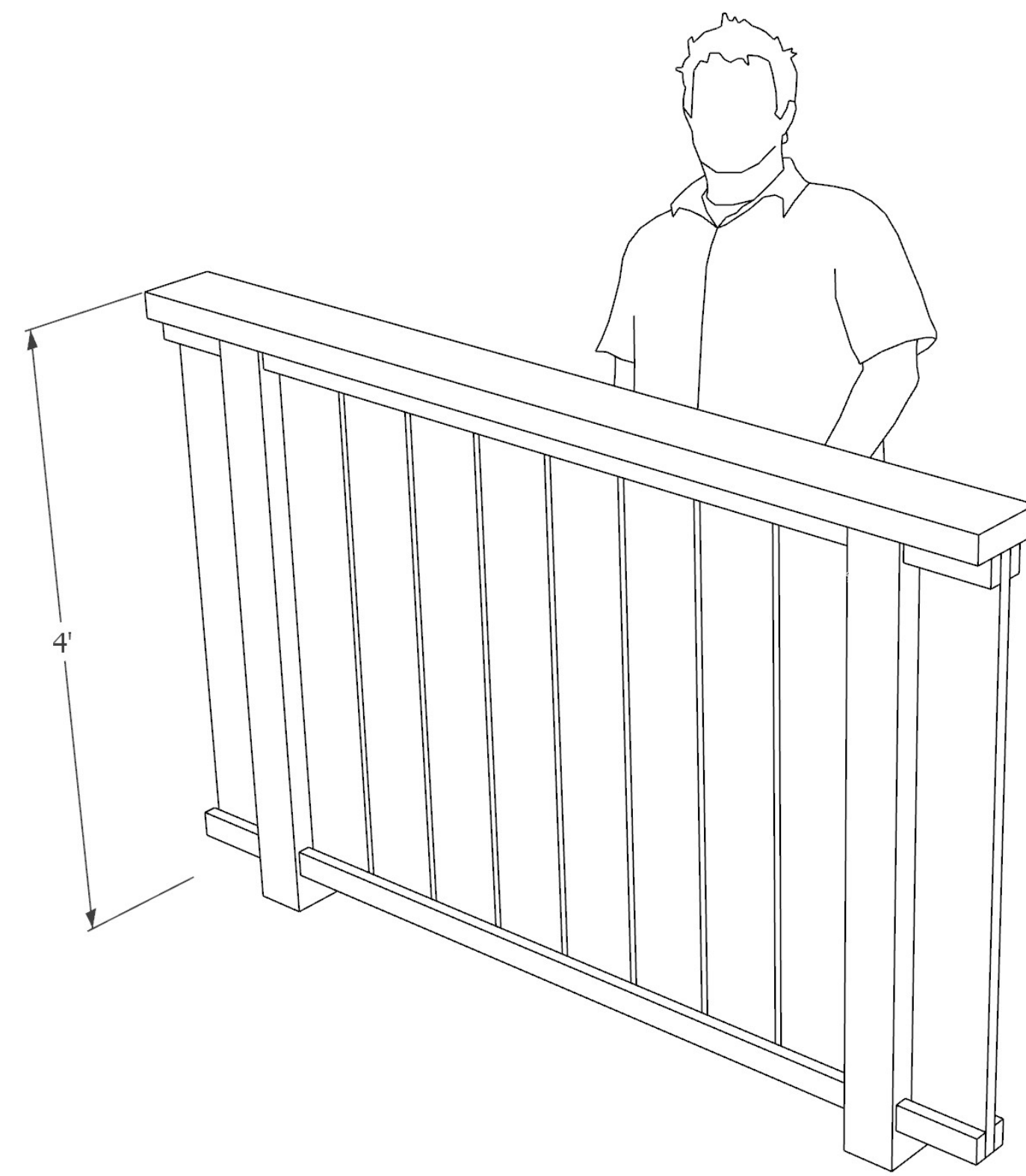
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**HISTORIC DOWNTOWN
WOOD FENCE PRECEDENT**

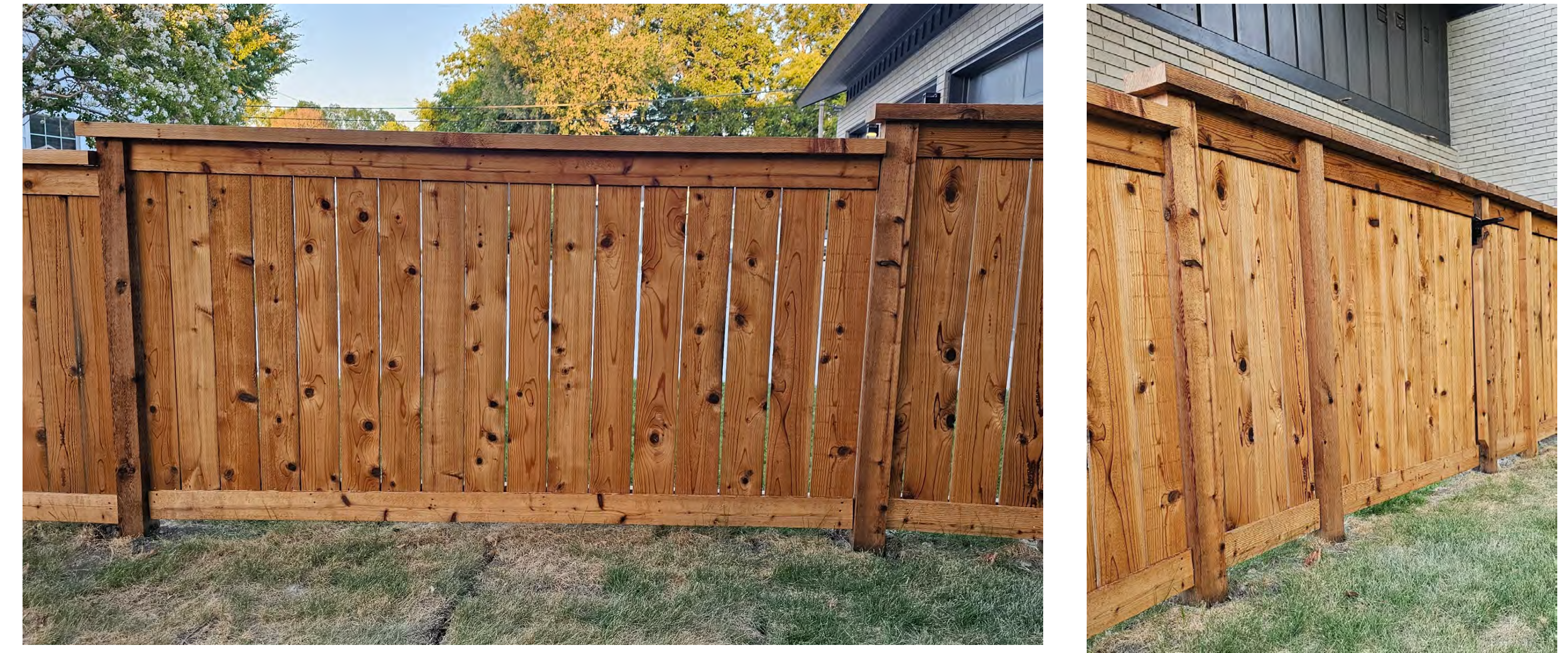


FENCE AS PROPOSED



Fence Design:
4'-0" High cedar wood fence in a Craftsman design to match the architecture of the home, and with the intention of being compatible with the nature of the Downtown Rockwall Historic District.

FENCE AS PERMITTED AND CURRENTLY CONSTRUCTED



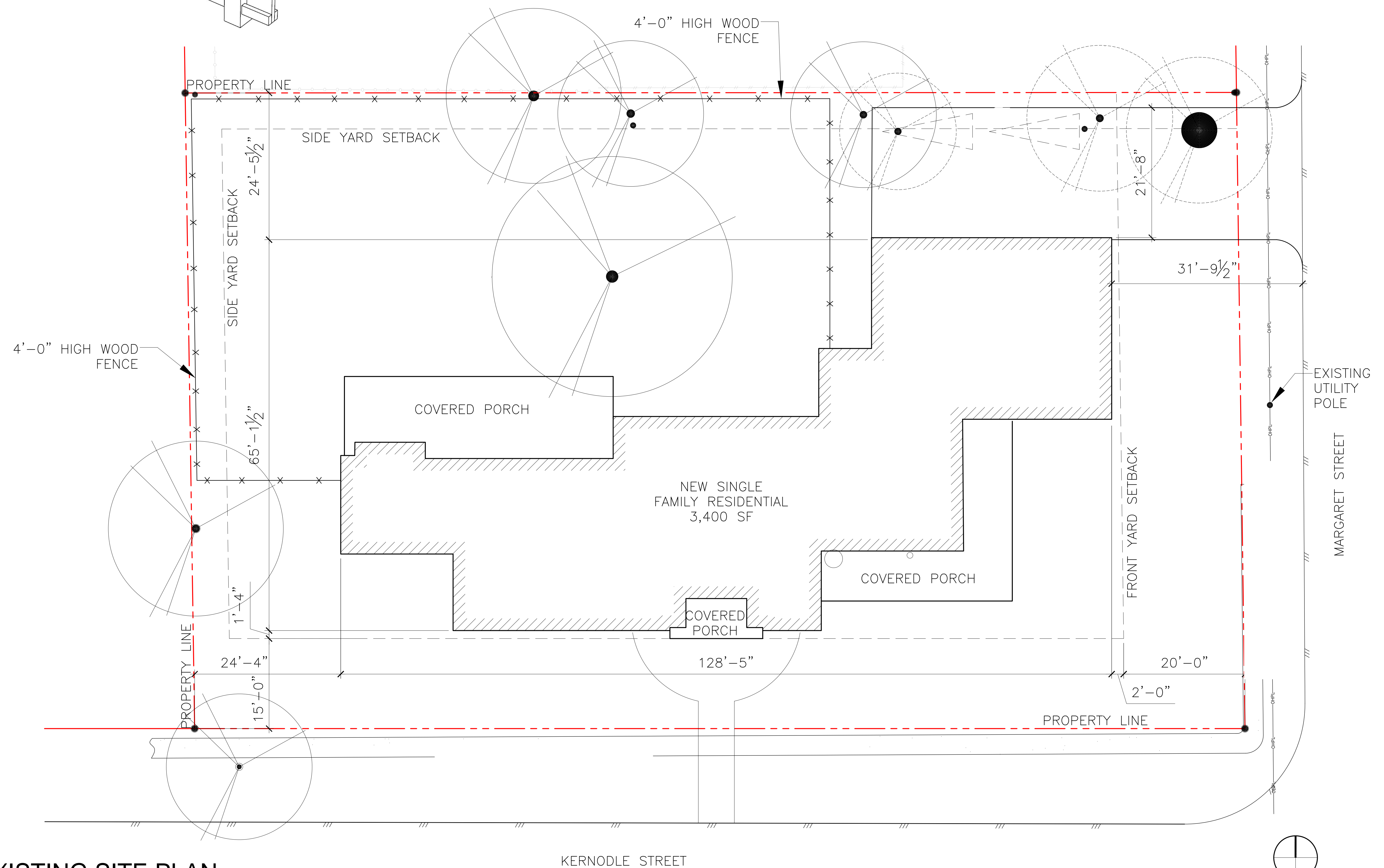
ZONING:

SINGLE FAMILY SF-7

- REQ.: MIN LOT AREA - 7,000 SF
PROVIDED: 18,545 SF
- REQ.: MIN SF/DWELLING UNIT - 1,100 SF
PROVIDED: 3,700 SF
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(AT MARGARET ST.)
AS DESIGNED: 20FT
- REQ.: MIN FRONT YARD SETBACK - 15 FT
(AT KERNODLE ST. PER ORDER # BOA 2015-1-V)
AS DESIGNED: 15 FT
- REQ.: MIN DEPTH OF REAR YARD SETBACK - 10 FT
AS DESIGNED: NO REAR YARD PER UDC ARTICLE 5
SECTION 1.3 "LOTS WITH MULTIPLE FRONTAGES"
- REQ.: MIN DEPTH OF SIDE YARD SETBACK - 6 FT
AS DESIGNED: 6 FT
- REQ.: MIN LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC
RIGHT-OF-WAY FOR REAR AND SIDE YARD - 20 FT
AS DESIGNED: 31'-9 1/2"
- REQ.: MAX BUILDING COVERAGE AS A PERCENTAGE OF LOT
AREA - 45%
AS DESIGNED: TOTAL BLDG AREA - 5,773 SF
TOTAL SITE AREA - 18,545 SF
5,773 / 18,545 = 0.31 = 31% COVERAGE
- REQ.: MAX BLDG HEIGHT - 32 FT
AS DESIGNED: 24'-4 1/2"
- REQ.: MIN PAVED OFF-STREET PARKING ONE SINGLE FAMILY
DWELLING UNIT - 2
AS DESIGNED: 2 PROVIDED

HISTORY OVERLAY (HO) DISTRICT

CERTIFICATE OF APPROPRIATENESS APPROVED BY THE
HISTORIC PRESERVATION ADVISORY BOARD ON 01.19.2015
AS ITEM H2015-003



EXISTING SITE PLAN

26 SCALE: 1/8" = 1'-0"

**NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.**
Jonathan Brown, AIA
Registered Architect of the State of
TEXAS
Registration Number:
21886

601

MFDZRMK

Issue: Date
HPAB FENCE REVIEW 08.29.23

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