

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 21, 2025 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 17, 2025 Historic Preservation Advisory (HPAB) meeting.

(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) **H2025-014 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marceline Rendon for the approval of a Certificate of Appropriateness (COA) for the construction of an accessory building on a Medium Contributing Property being a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

(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)**

(VI) 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 August 15, 2025 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 17, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2
3 I. CALL TO ORDER
4

5 Vice-Chairman Frasier brought the meeting to order at 6:01PM. Board members present Sarah Freed, Haydon Frasier, Alison McNeely, Steve Gaskin,
6 Ben Lewis and Fran Webb. Board members absent were Chairman Tiffany Miller and Board member Sarah Freed. Staff members present Senior
7 Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala. Staff absent
8 from the meeting was Director of Planning and Zoning Ryan Miller.
9

10 II. OPEN FORUM
11

12 *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.*
13 *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*
14 *OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the*
15 *Texas Open Meetings Act.*
16

17 Vice-Chairman Haydon Frasier explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time,
18 there being no one indicating such Vice-Chairman Haydon Frasier closed the open forum.
19

20 III. CONSENT AGENDA
21

22 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
23 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
24

- 25 1. Approval of Minutes for the June 19, 2025 Historic Preservation Advisory (HPAB) meeting.
26

27 Board Member Freed made a motion to approve the Consent Agenda. Board Member Webb seconded the motion which passed by a vote of 6-0.
28

29 IV. PUBLIC HEARING ITEMS
30

31 *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*
32 *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*
33 *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*
34 *limit all comments to three (3) minutes out of respect for the time of other citizens.*
35

36 2. H2025-013 (HENRY LEE)
37

38 Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the
39 Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) *Medium Contributing Structures*, [2]
40 the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District
41 for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties* being a 1.0061-acre tract of land
42 identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
43 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take
44 any action necessary

45 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. This request is actually five (5) properties
46 situated in the Historic District. Two (2) of properties currently have structures on them, both of those structures were constructed in the 1950s and
47 considered medium-contributing properties today. What the applicant is proposing is the re-development of that corner for a community playhouse.
48 It has three facets to it that is being presented. The first is the demolition by neglect. You can delay getting a property demolished but you would not
49 be able to prohibit the property owner from doing so. The two structures that are being presented. One of them is where the old community playhouse
50 is located. That property is a bit in disrepair. While it is medium contributing property, it is in a state of disrepair. The existing home that was
51 constructed in the 1950s is considered to be medium contributing property but it does have multiple alterations that was made to the house over the
52 years. It may or may not meet the medium contributing status as of now. That would be the first facet being presented in this case. The second facet
53 would be a recommendation on the zoning. When the Community Playhouse first approached staff with the idea of re-developing it was something
54 staff had to figure out a way to write the ordinance that would not affect what is there currently. The property is currently zoned Single-Family 7 (SF-
55 7) District, but it has a legally non-confirming use that would be the playhouse. Legal non-confirming uses are allowed to continue to be used until
56 they assodate the use. Then it would need to be brought into a conforming state. When they approached staff, they asked about a Specific Use
57 Permit (SUP), but the Single-Family 7 (SF-7) District does not allow a theatre use. Ultimately, staff recommended that a Planned Development District
58 (PD) would be the best to facilitate what they're proposing. When staff looked into seeing how the ordinance would be prepared staff ultimately
59 determined they needed to keep the SF-7 as base zoning. The reason for that is that is has a very restrictive set of uses and it does not allow any
60 commercial type of uses. It is also the zoning that is used in primarily in all of the City's Historic district. The base zoning of this property I the
61 ordinance provided is still SF-7. What staff did was they allowed one (1) use and it being a theater use. Staff then defined the use as it being only a
62 community theatre. Staff very narrowly defined exactly what they're doing on the property for it to be the only land use that can be added in addition

63 to a single-family home. Staff established the density and development standards where they conform in the SF-7 District and where they don't
64 conform. They don't conform in two (2) primary areas. That being the setback off of Clark street and that being the height of the building as well.
65 When staff looked at the design which they stated their design is to try and blend the new structure with the district making it kind of look like an
66 older church. Staff looked at the height and thought it was too high to be close to the existing single-family residents. Staff asked them to pull that
67 structure as close to Clark street as they could. Moving it as far away from the existing single-family homes as possible. In doing that it actually is
68 more characteristic of churches or other historic structures built in historic areas. Our current setback requirements are 20-feet along Clark Street
69 but majority of the homes are actually at 10 and 15 feet. Staff wrote the ordinance to allow the encroachment since it would be in characteristic to
70 the actual neighborhood in terms of structure placement. The height itself they had originally at 55 feet and they came back and amended it to 45
71 feet and measured height to the midpoint of the pitch. The Single-Family 7 district allows a 32-foot height and they would like to increase that to a
72 45-foot height. The reason they're doing that is since they have high pitched roof forms in their building design. The use is the exact same as it is
73 today in terms of the land use. The third aspect would be for a Certificate of Appropriateness (COA). In this case the two main issues would be the
74 height and the building setback in orientation. The height at 45 feet and the SF-7 district is 32 feet. That does not conform to the guidelines. When
75 looking at that COA the height would be one of the issues presented. In regard to building setback and orientation majority of the structures are at
76 10 and 15 feet. In the old town area, the 20 foot is actually for new structures and staff felt lie this conformed in multiple ways. In regard to the building
77 façades and materials it actually does conform to the Historic guidelines. They're using board and batten siding and lap siding that are two forms
78 that have been seen in the district and brick as well. In regard to the roof they are using a standing seam metal roof which there have been multiple
79 instances where standing seam has been used in the district in the past. In regard to the fencing. Our commercial ordinance stipulates the use of
80 wrought iron but they are actually proposing to use wood and staff likes this as it conforms to the guidelines and it also provides further screening
81 and maintains more of a residential fencing type in the district. Staff was supportive in the use of wood fencing on this property. Finally, Staff looked
82 at the parking and the parking requirements for the play house and practice hall is 1 per 4 seats. They are currently providing all but two (2) of the
83 required parking spaces. Staff mailed out 34 notices to property owners and occupants within 200 feet of the subject property. Staff has received
84 three (3) notices. All which were opposed to the case. Staff wants to point out that several are opposed to the land use itself and again they are not
85 proposing to change the land use.

86
87 Vice-Chairman Frasier opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

88
89 Jonathan Brown
90 601 Kermod Street
91 Rockwall, TX 75087

92
93 Mr. Brown came forward and explained he wants to update and give a fresh face to the Community Playhouse. He addressed the concerns of sizing
94 and materials.

95
96 Board Member Lewis asked if the picture is drawn to scale.

97
98 Director of Planning and Zoning Ryan Miller explained that the way the ordinance was written is what is being provided is what will be built.

99
100 Board Member Webb asked why they didn't use homes that are in the Historic District.

101
102 Board Member Gaskin asked if this were to get approved if it would get built.

103
104 Director of Planning and Zoning ryan Miller explained that if this gets built this would be what would get built.

105
106 Christi Gates
107 104 N. Clark Street
108 Rockwall, TX 75087

109
110 Mrs. Gates came forward and expressed her concerns in regard to this case. Explained she was concerned in regard to the height of the new building
111 and the fact they are short two parking spaces and does not want the property to change into Commercial.

112
113 Director of Planning and Zoning Ryan Miller explained that they calculate parking based on the land use.

114
115 Director of Planning and Zoning Ryan Miller explained that it always has to be a Play House that this land use is not changing into commercial.

116
117 Board Member Gaskin asked what height would they go along with.

118
119 Mrs. Gates explained she would like a two-story home.

120
121 John Wardell
122 880 Ivy Lane
123 Rockwall, TX 75087

124
125 Mr. Wardell came forward and expressed his concerns in regard to the height.

126
127 Vice-Chairman Frasier asked how many seats would the Playhouse have.

128
129
130 Carol Crow
131 504 Williams Street

132 Rockwall, TX 75087

133

134 Mrs. Crow came forward and asked how many seats are in the current theatre. Also explained she does not want commercial district to come in on
135 that property.

136

137 Johnny Johnson
138 303 N Clark Street
139 Rockwall, TX 75087

140

141 Mr. Johnson came forward and explained he was opposed to the 6-foot fence and the height of the building.

142

143 Vice-Chairman Frasier asked if they're only doing a fence on the west perimeter.

144

145 Director off Planning and Zoning Ryan Miller explained that the fence would be on the west perimeter of the property.

146

147 Kirk Ragsdale
148 202 N Clark Street
149 Rockwall, TX 75087

150

151 Mr. Ragsdale came forward and explained he would like to see more integrity and preservation on the architecture of the building.

152

153 Robert McDonald
154 206 N Clark Street
155 Rockwall, TX 75087

156

157 Mr. McDonald came forward and explained there has been many changes and doesn't like that the zoning is changing from residential.

158

159 Vice-Chairman Frasier asked if anyone who wished to speak to come forward at this time. There being no one indicating such Vice-Chairman Frasier
160 closed the public hearing and brought the item back for discussion or action.

161

162 Board Member Freed asked if he would take into consideration bringing the height down and looking at different facades to blend in more with the
163 neighborhood.

164

165 Jonathan Brown
166 601 Kermode
167 Rockwall, TX 75087

168

169 Mr. Brown explained the height would be a bit harder to bring down and he would need to make it a flat roof and it wouldn't be in characteristic to
170 the district. Explained they can look into different façades.

171

172 Board Member Freed asked if the back of the playhouse would face Clark street.

173

174 Board Member Webb asked if he would have to build that up.

175

176 Mr. Brown explained they would not have to build up in that property.

177

178 Board Member Freed wanted clarification that the property is currently zoned SF-7 but it is currently legally non-conforming. The base SF-7 will still
179 remain but the recommendation is to do a planned development district but can only be land used for a community playhouse.

180

181 Director of Planning and Zoning Ryan Miller explained that it would not be a recommendation that is what they are currently proposing.

182

183 Director of Planning and Zoning Ryan Miller asked the applicant if the theater would be willing to drop 8 seats out for the parking requirement to be
184 met. Also explained if the height of the theatre be able to lower at 32 feet.

185

186 Director of Planning and Zoning Ryan Miller explained that the case would not be able to table since the board has 60 days to make a recommendation.
187 Staff would recommend that if they withdraw the case and re submit.

188

189 Mr. Brown came forward and explained he would like to withdraw his case.

190

191 Board Member Lewis made a motion to approve the withdraw of H2025-013 . Board member Gaskin seconded the motion which the case was
192 withdrawn by a vote of 6-0.

193

194 V. DISCUSSION ITEMS

195

196 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will*
197 *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*
198 *items are considered for action by the Historic Preservation Advisory Board.*

199

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

201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217

VI.ADJOURNMENT

Vice-Chairman Frasier adjourned the meeting at 7:19PM

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE ____ DAY
OF _____ 2025.

TIFFANY MILLER, 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: August 21, 2025

APPLICANT: Anthony Rendon

CASE NUMBER: H2025-014; *Certificate of Appropriateness (COA) for 710 Hartman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marceline Rendon for the approval of a Certificate of Appropriateness (COA) for the construction of an accessory building on a *Medium Contributing Property* being a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

BACKGROUND

The 1,548 SF single-family home situated on the subject property at 710 Hartman Street was constructed circa 1950 with Folk Victorian stylistic influences according to the 2017 Historic Resource Survey. According to the Rockwall Central Appraisal District (RCAD) there is also a 92 SF shed constructed in 2005 and a 270 SF detached carport constructed in 2021 situated on the subject property. Staff should also note, that based on aerial imagery there appears to be a second accessory structure with a separate covered area situated on the subject property. The single-family home is classified as a *Medium Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: JUNE 2025

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

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

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

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

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE PROJECT

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

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

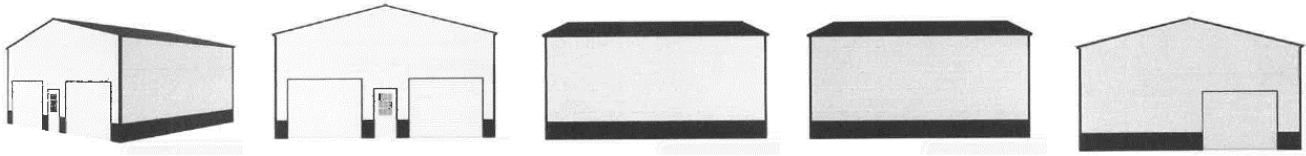


FIGURE 2: BUILDING ELEVATIONS PROVIDED BY THE APPLICANT

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District and is located within 200-feet of a contributing property [*i.e. 201 S. Clark Street*]. In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) ..." In this case, the proposed structure will have limited visibility from Hartman Street.

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

NOTIFICATIONS

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

CONDITIONS OF APPROVAL

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

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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

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

710 HARTMAN ST., ROCKWALL, TX 75087

SUBDIVISION

LOT

BLOCK

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNERS FATHER (SON)

OWNER(S) NAME

MARCELINE RENDON, JR.

APPLICANT(S) NAME

ANTHONY RENDON

ADDRESS

710 HARTMAN ST.
ROCKWALL, TX 75087

ADDRESS

710 HARTMAN ST.
ROCKWALL, TX 75087

PHONE

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

E-MAIL

[REDACTED]

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

SHED/GARAGE

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

\$ 16,000.00

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

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

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

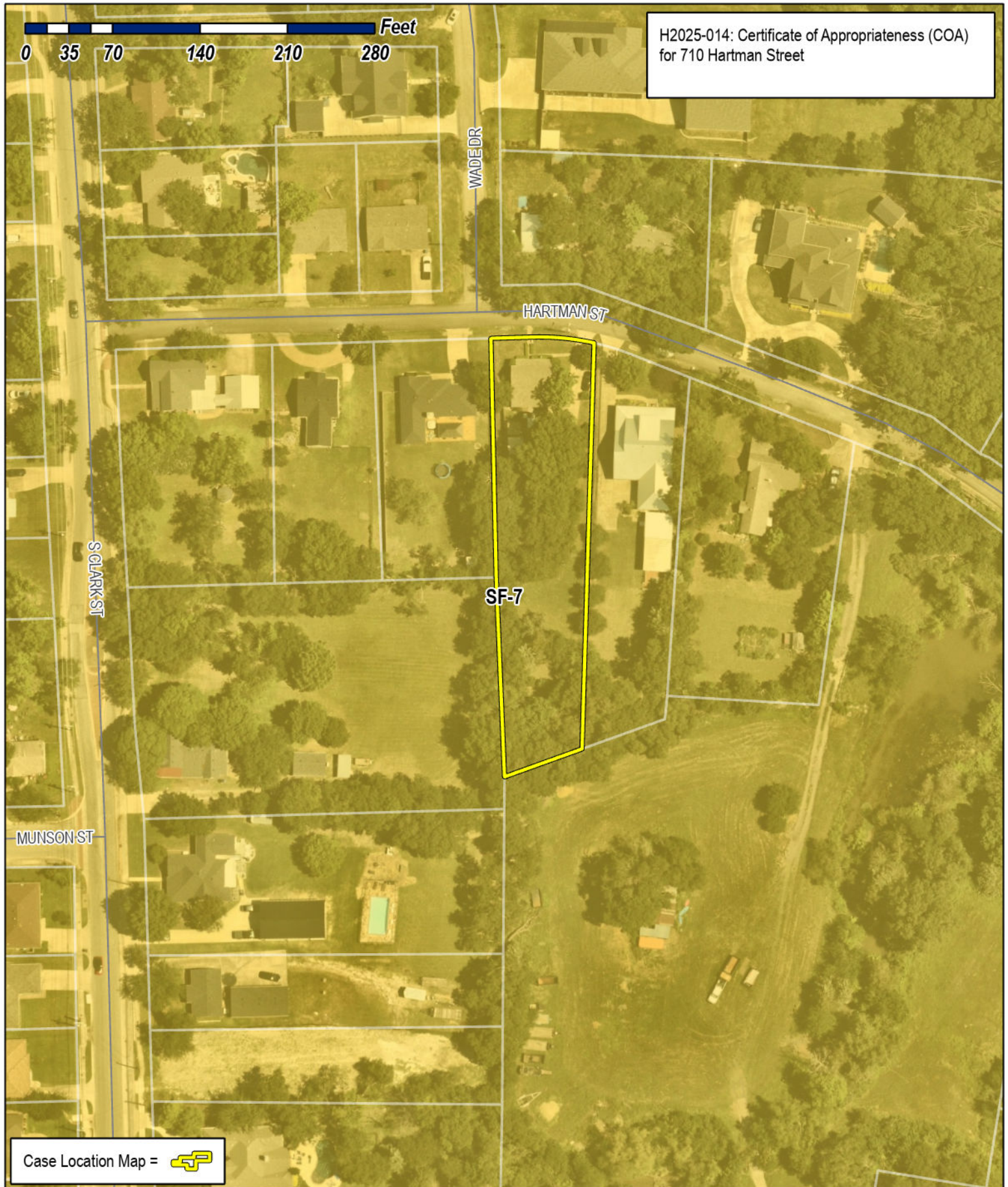
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

[Signature]

APPLICANT'S SIGNATURE

[Signature]



City of Rockwall

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

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

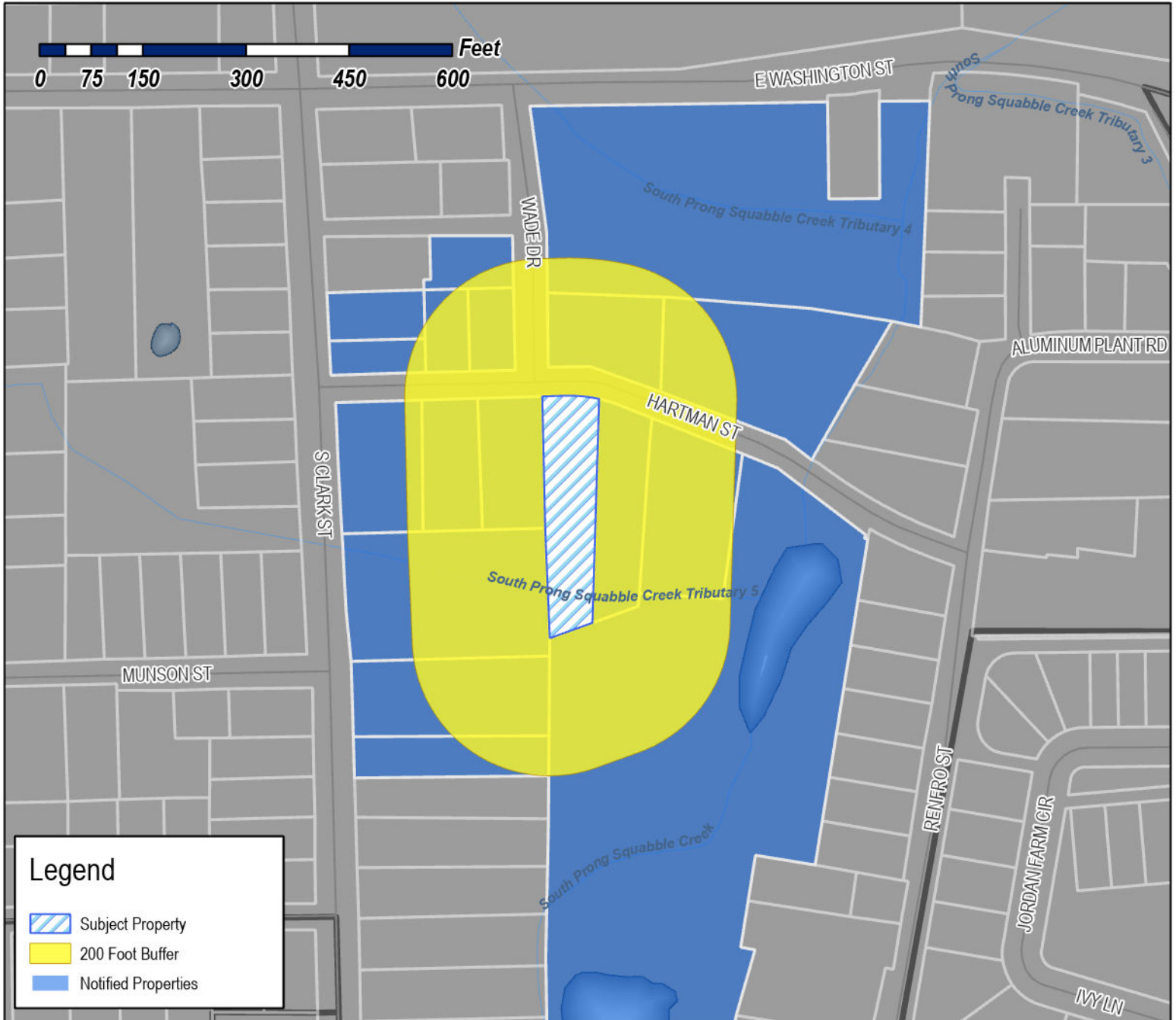




City of Rockwall

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

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



Case Number: H2025-014

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

Case Type: Historic

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

Case Address: 710 Hartman Street

Date Saved: 7/28/2025

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



WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

HARRIS DARRIN COLE
210 GLENN AVE
ROCKWALL, TX 75087

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

WELLS RHONDA
210 WADE DR
ROCKWALL, TX 75087

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

RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

CONFIDENTIAL
2420 Conrad Cir
Heath, TX 75032

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

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

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

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

RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

RESIDENT
707 HARTMAN ST
ROCKWALL, TX 75087

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

RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

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

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

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

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marceline Rendon for the approval of a Certificate of Appropriateness (COA) for the construction of an accessory building on a Medium Contributing Property being a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, August 21, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

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

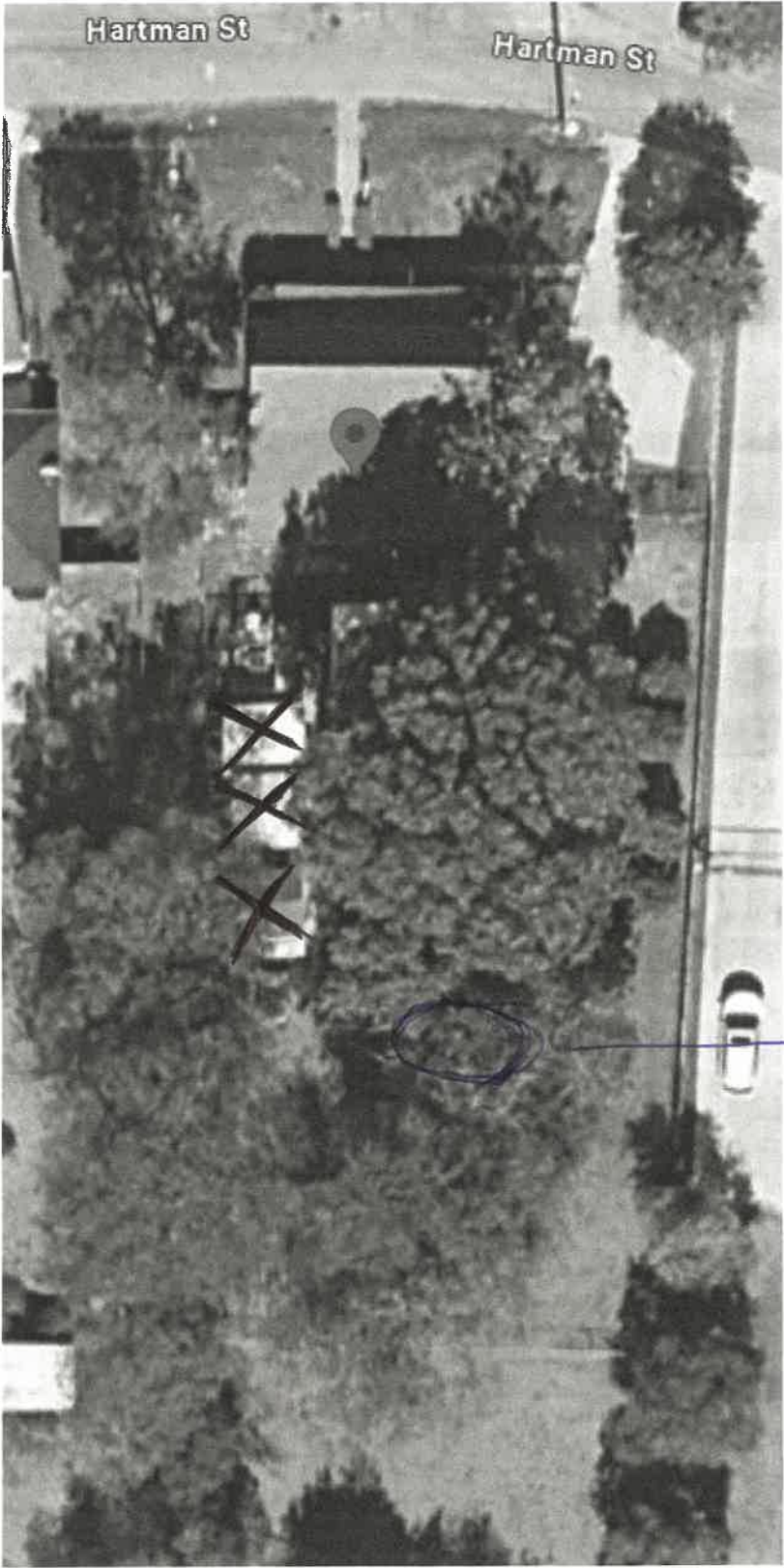
Please place a check mark on the appropriate line below:

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

Name:

Address:

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



Hartman St

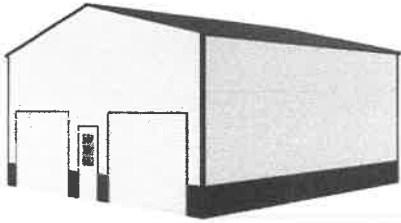
Hartman St

X
X
X



NEW
SHED

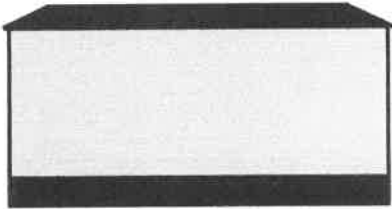
BUILDING IMAGES



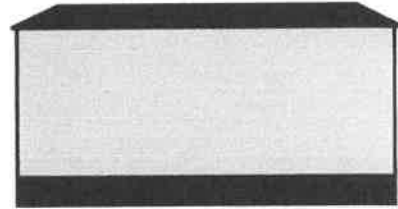
Perspective View



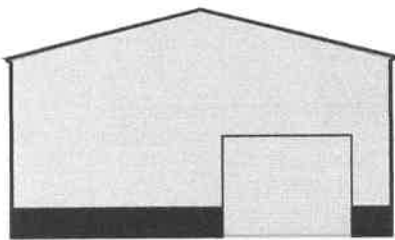
Front



Left Side



Right Side



Back



710



NOV 11 2004

