

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
SEPTEMBER 18, 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 August 21, 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) **H2025-016 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman 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 September 12, 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
AUGUST 21, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2
3 I. CALL TO ORDER
4

5 Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present Sarah Freed, Haydon Frasier, and Fran Webb. Board
6 members absent were Board members Ben Lewis, Alison McNealy, and Steve Gaskin. Staff members present Senior Planner Bethany Ross and
7 Director of Planning and Zoning Ryan Miller. Staff members absent from the meeting were Senior Planner Henry Lee, Planning Technician Angelica
8 Guevara, and Planning and Zoning Coordinator Melanie Zavala.
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 Chairman Tiffany Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there
18 being no one indicating such Chairman Tiffany Miller 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 July 17, 2025 Historic Preservation Advisory (HPAB) meeting.
26

27 Chairman Tiffany Miller asked if the requested minor change had been made to the minutes. Director of Planning and Zoning Ryan Miller confirmed.
28 Board Member Sarah Freed made a motion to approve the Consent Agenda. Board Member Fran Webb seconded the motion which passed by a
29 vote of 4-0.
30

31 IV. PUBLIC HEARING ITEMS
32

33 *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*
34 *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*
35 *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*
36 *limit all comments to three (3) minutes out of respect for the time of other citizens.*
37

38 2. H2025-014 (ANGELICA GUEVARA)

39 Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Certificate of Appropriateness
40 (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,
41 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as
42 710 Hartman Street, and take any action necessary.
43

44 Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. The 1,548 SF single-family home on the subject property
45 was constructed circa 1950 with Folk Victorian stylistic influences. The applicant is requesting a Certificate of Appropriateness (COA) to add a 30-
46 foot by 30-foot Detached Garage to be placed within the backyard of the property with very limited visibility from any right-of-way or adjacent
47 properties. The Unified Development Code states that the building must be architecturally compatible with the primary structure; however, in this
48 case, the applicant is requesting a metal building which would not be consistent with the primary structure. Senior Planner Bethany Ross pointed
49 out that the applicant is also proposing to remove the existing accessory buildings on the property and that the COA request is a discretionary
50 decision for the Historic Preservation Advisory Board. If the COA is approved, a recommendation of approval will be sent to the Planning and Zoning
51 Commission for the Specific Use Permit (SUP) which is required for the size of the building. On July 31, 2025, staff mailed 23 property owner
52 notifications to property owners and occupants within 200-feet of the subject property. At this time, there have not been any notices returned in
53 regard to this request.
54

55 Marcelino Rendon
56 719 Fairfax Lane
57 Rockwall, Texas 75087
58

59 Anthony Rendon
60 710 Hartman Street
61 Rockwall, Texas 75087

62 The applicants just added that the detached garage would be for storage of lawn equipment and vehicles for protection from the elements as the
63 primary structure does not have an attached garage.

64
65 Board member Hayden Frasier asked if the three accessory buildings would be removed from the property.

66
67 Board Member Hayden Frasier asked the applicant if they would be willing to match the color of the existing home. The applicant agreed to do so.

68
69 Chairman Tiffany Miller stated that she only had concerns about the building not matching the existing home and the proposed size of the building.

70
71 Chairman Tiffany Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one
72 indicating such Chairman Tiffany Miller closed the open forum.

73
74 Board Member Frasier made a motion to approve COA as presented with the stipulation of the color to match the existing primary structure. Board
75 Member Freed seconded the motion which passed by a vote of 4-0.

76
77 V. DISCUSSION ITEMS

78
79 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will*
80 *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*
81 *items are considered for action by the Historic Preservation Advisory Board.*

82
83 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

84
85 VI. ADJOURNMENT

86
87 **Chairman Tiffany Miller adjourned the meeting at 6:19PM**

88
89 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
90 OF _____ 2025.

91
92
93 _____
94 TIFFANY MILLER, CHAIRMAN

95
96
97 _____
98 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

99
100



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 18, 2025
APPLICANT: Gary and Carol Byrd
CASE NUMBER: H2025-015; *Certificate of Appropriateness (COA) for 403 E. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for a fence on a *Non-Contributing Property* being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 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. On July 18, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2024-011] to allow the demolition of all structures (*i.e. the existing single-family home and three [3] accessory buildings*) on the subject property. Based on this action, the applicant applied for and received a residential building permit [Case No. RES2024-3767] allowing the demolition of the existing single-family home and the standalone, accessory structures. On August 15, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2024-015] to allow the construction of a new single-family home on the subject property. Included with that approval was the re-designation of the subject property from a *Medium Contributing Property* to a *Non-Contributing property*. On March 20, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2025-011] to allow the construction of an *Accessory Building* on the subject property.

PURPOSE

The applicants -- *Gary and Carol Byrd* -- are requesting approval of a Certificate of Appropriateness (COA) for the construction of an eight (8) foot cedar fence with gate at the rear property line, and a 42-inch vinyl picket fence in front yard on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 403 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. Beyond this is are two (2) parcels of land (*i.e. 308 & 310 Williams Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. While 308 Williams Street is classified as a *Non-Contributing Property*, 310 Williams Street is classified as a *Low Contributing Property*. North of this is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject is E. Kaufman 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.

CHARACTERISTICS OF THE PROJECT

On August 25, 2025, the applicants -- Gary and Carol Byrd -- submitted a request for a Certificate of Appropriateness (COA) to allow the construction of an eight (8) foot cedar fence with gate at the rear property line, and a 42-inch vinyl picket fence in front yard. According to the site plan provided by the applicant, the vinyl picket fence shall continue from the front yard along the east property line to the rear property line. In addition, the vinyl fence shall extend along the driveway and behind the single-family home to the previously approved Accessory Building.

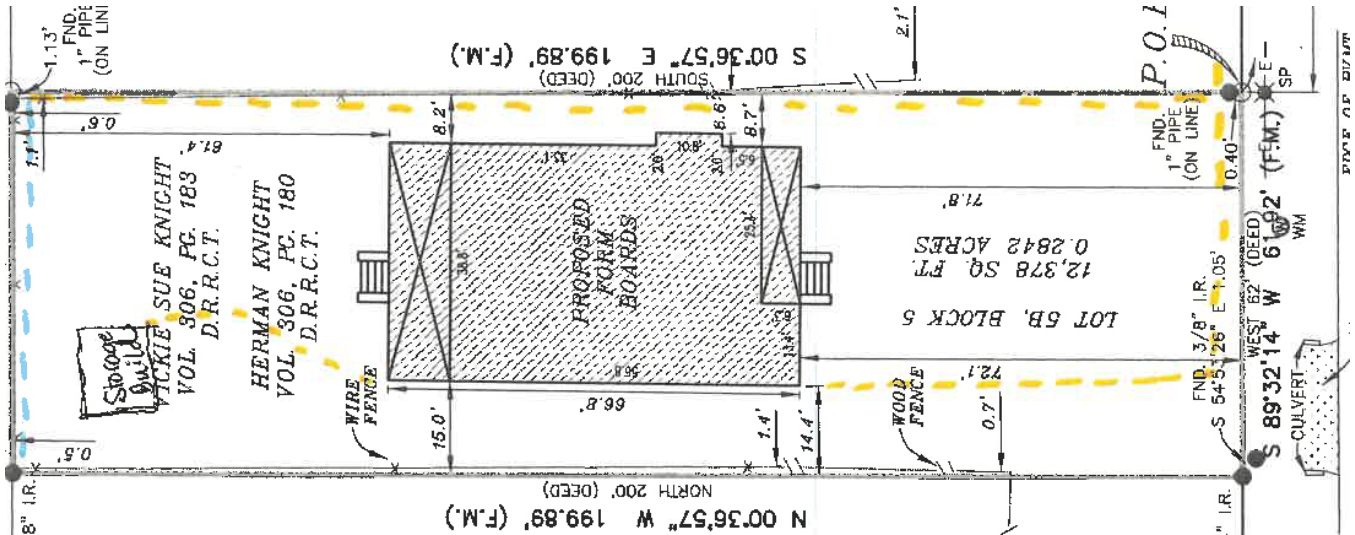


FIGURE 1: SITE PLAN OF FENCE LOCATIONS. (BLUE: WOOD; YELLOW: VINYL PICKETS)

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. 401 E, Rusk 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 fence will be visible from E. Kaufman Street and Lofland Park.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes..." and the fence "...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 applicant is requesting an eight (8) foot cedar fence at the rear of the property, and a 42-inch vinyl picket fence on the remainder of the subject property, including the front yard. When looking at the home, the applicant recently constructed a new home in the craftsman bungalow architectural style. Given this, the proposed wood may not be compatible with the style of the home; however, this fence is at the rear of the property and is being requested to provide screening from the adjacent public park (*i.e. Lofland Park*). That being said, staff should note that there are not any other wood fences adjacent to Lofland Park. The proposed picket fence is architecturally compatible with the home; however, the applicant is proposing vinyl, which is not an approved fence material per Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). Staff should note, if this Certificate of Appropriateness (COA) request is approved, a recommendation of approval will be forward to the Planning and Zoning Commission with regard to the vinyl front yard fence. With all this being said, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On August 28, 2025, staff mailed 18 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 Building Permit after the approval of the Certificate of Appropriateness (COA) has been granted;
- (2) The proposed front yard fence shall not exceed 42-inches in total height; and,
- (3) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD 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

403 E. Kaufman, 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

Carol & Gary Byrd

APPLICANT(S) NAME

Same

ADDRESS

707 Cullins Rd

ADDRESS

Rockwall, Tx 75032

PHONE

PHONE

E-MAIL

E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY:

Fencing

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.

see attached papers

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

Carol a Byrd

APPLICANT'S SIGNATURE

Carol a Byrd



H2025-015: certificate of Appropriateness (COA)
for a Non-Contributing Property



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.

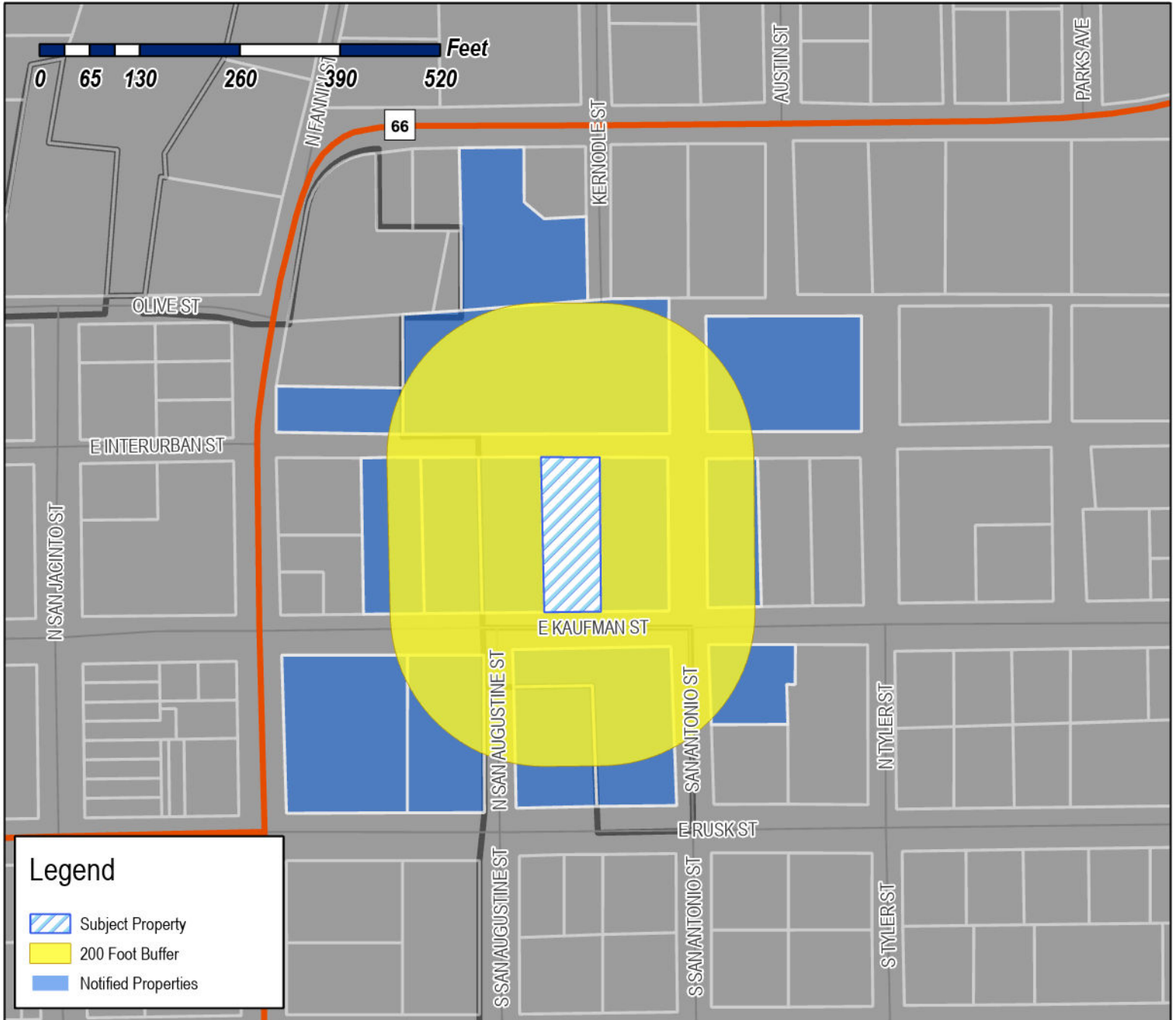




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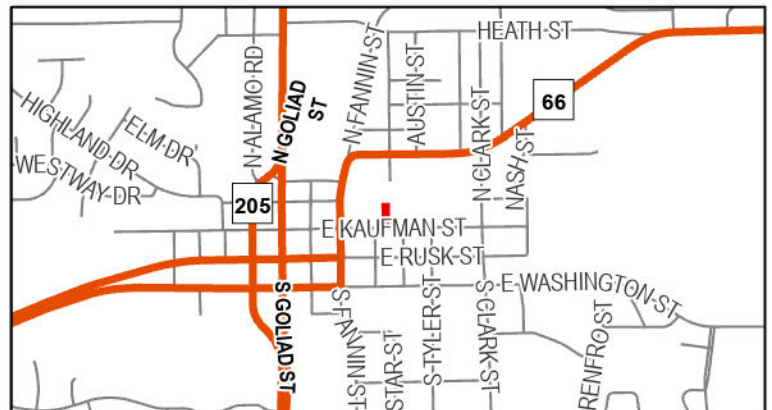
Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-015
Case Name: COA for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 9/2/2025

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



SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

HEFLIN JERRY
159 WESTWARD DR
ROYSE CITY, TX 75189

RESIDENT
180 SAN ANTONIO ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
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

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 Williams 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
403 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

BYRD CAROL & GARY
707 CULLINS RD
ROCKWALL, TX 75032

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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. H2025-015: Certificate of Appropriateness (COA) for a fence

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman 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:

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, 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. H2025-015: Certificate of Appropriateness (COA) for a fence

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

From:
Carol Byrd
Property at 403 E Kaufman
Rockwall
75087

To:
City of Rockwall
Historic Board
Planning and zoning

8-13-25

Fencing proposal

All fencing posts to be concreted in ground
Pictures attached

1. Approximately 62 feet of 8 ft tall cedar planks to run along back north side of house. Steel framed gate with cedar. See blue dotted line on survey.
2. Approximately 360 feet of 42 inch tall non privacy *vinyl white picket fencing to run on front south yard and west side inside driveway and east side yard. See yellow dotted line on survey.
 - * we would like to use the vinyl made made fencing as it is resistant to deterioration and comes with a warranty. It's is more expensive than cedar fencing and would not need to be painted frequently.

Thank you,
Carol Byrd
214-912-7973



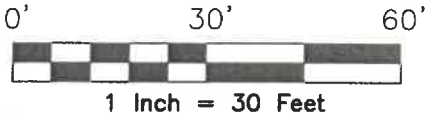
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WIRE FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- WATER METER
- SERVICE POLE
- RECORDED ON PLAT
- FIELD MEASURED
- POINT OF BEGINNING



GRAPHIC SCALE



INTERURBAN STREET

(UNKNOWN R.O.W.)
 N 89°32'14" E 61.92' (F.M.)
 0.7' EAST 62' (DEED)

FND. 3/8" I.R.

Storage
 build

VICKIE SUE KNIGHT
 VOL. 306, PG. 183
 D.R.R.C.T.

HERMAN KNIGHT
 VOL. 306, PG. 180
 D.R.R.C.T.

WIRE FENCE

15.0'

N 00°36'57" W 199.89' (F.M.)
 NORTH 200' (DEED)

RAUL K. GODINEZ &
 MACDALENA M. GALVAN-DIAZ
 CALLED 0.40 ACRE TRACT
 (A.K.A. LOT 5A)
 DOC. NO. 20190000005043
 O.P.R.R.C.T.

PROPOSED
 FORM
 BOARDS

S 00°36'57" E 199.89' (F.M.)
 SOUTH 200' (DEED)

MORRIS E. BOSS & DEBRA KAY BOSS
 100' X 200' TRACT
 (A.K.A. LOTS 1, 4, 5 & 6)
 VOL. 1730, PG. 181
 O.P.R.R.C.T.

= '42" picket style fence

= 8' tall wood/cedar privacy fence

*gates must be metal framed

CHRISTIAN MICHAEL KRONTZ
 & JILLIAN A. RIGHT
 CALLED 0.3571 ACRE TRACT
 (A.K.A. LOT C)
 (DOC. NO. 20160000009238)

JAMES L. WILLESS
 CALLED 0.344 ACRE TRACT
 (A.K.A. LOT 3)
 (DOC. NO. 201800000022377)

WILLIAM F. BUNTING
 SURVEY NO. 12
 LICENSE NO. 111

WOOD FENCE

LOT 5B, BLOCK 5
 12,378 SQ. FT.
 0.2842 ACRES

SAN ANTONIO ST.
 (CLOSED)
 N.T.S.

SHANNON G. BARTON
 CALLED 0.31 ACRE TRACT
 (VOL. 1841, PG. 100)

CATHERINE E. RICHARDSON
 TRENTON R. RICHARDSON
 CALLED 0.31 ACRE TRACT
 (DOC. NO. 201600000020754)

FND. 1/2" I.R.
 W/YELLOW CAP

163.03'(162.96')

FND. 3/8" I.R.

S 54°53'26" E 1.05'

S 89°32'14" W 61.92' (F.M.)



GRAVEL
 DRVWY.

EDGE OF PVMT.

E. KAUFMAN STREET

(50' R.O.W.)
 (DOC. NO. 20160000020754)
 (A.K.A. E. KAUFMAN/KAUFMAN STREET)

BASIS OF BEARING:

TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83

SURVEYOR'S NOTE:

THIS SURVEY IS PRODUCED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS AND ANY EASEMENTS ADDRESSED HEREON ARE AS ALREADY KNOWN TO THE UNDERSIGNED TO AFFECT THIS SUBDIVISION OR LOT. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE EASEMENTS AND SETBACKS THAT MAY APPLY TO THIS LOT.

FLOOD ZONE NOTE:

As of the date of this survey and by graphical plotting, the subject property appears to be located in FEMA designated ZONE X, as shown on Map Panel Number 48397C0040L, dated SEPTEMBER 26, 2008. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of map revisions and/or amendments by FEMA.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

I, STEVEN G. YOUNG, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to VAHID SADR and that the above map is true and correct according to an actual field survey, made by me on the ground or

"BOUNDARY" SURVEY

JOB NO.:	2409101795	NO.	REVISION	DATE
DATE:	09/17/24	1	APPROVED FOR STAKING	10/04/24

From: Carol Byrd Carolannbyrd@gmail.com

Date: Aug 13, 2025 at 7:42:06 PM

To: Carol Ann Byrd

carolannbyrd@gmail.com

Bcc: carolannbyrd@gmail.com

AT&T

1:58 PM

87%





🔒 Q 8 foot cedar fence gate with

AT&T 2:00 PM 89%
40% off Select Online Vanities, Mirrors, Faucets & M

From: Carol Byrd Carolannbyrd@gmail.com
Date: Aug 13, 2025 at 7:45:29 PM
To: Carol Ann Byrd
carolannbyrd@gmail.com
Bcc: carolannbyrd@gmail.com



Sent from my iPhone