

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 17, 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 June 19, 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) **H2025-013 (HENRY LEE)**

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 Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) *Medium Contributing Structures*, [2] 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 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 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 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 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 July 11, 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
JUNE 19, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:02PM. Board members present Sarah Freed, Haydon Frasier, Steve Gaskin, and Fran Webb. Board members absent were Board Member Alison McNeely, Board Member Ben Lewis. Staff members present Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala. Staff absent from the meeting was Director of Planning and Zoning Ryan Miller.

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 Tiffany Miller 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 Tiffany Miller 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 February 20, 2025 Historic Preservation Advisory (HPAB) meeting.
2. Approval of Minutes for the March 20, 2025 Historic Preservation Advisory (HPAB) meeting.

Board Member Freed made a motion to approve the Consent Agenda. Board member Webb seconded the motion which passed by a vote of 5-0.

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.

3. **H2025-012 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Ashley Egan and Justine Jones for the approval of a Certificate of Appropriateness (COA) for Exterior Alterations of a Landmark Property being a 0.3900-acre parcel of land identified as Lot A, Block 117, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 109 St. Mary's Street, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. This home was constructed in 1888 and is a prime example of Folk Victorian L-Plan architecture, a vernacular style typical of late 19th-century domestic buildings. It features cross-gabled massing, wood lap siding, spindle work on the porch, and vertically oriented windows—all consistent with its period and contributing to its landmark designation. The property was officially designated a Landmark Property in 2008 and has received multiple COAs for preservation-related work most notably in 2013 and 2017 for improvements such as siding replacement, window updates, and accessory structures. The applicant is seeking approval for a Certificate of Appropriateness (COA) for proposed exterior alterations. Under the UDC, the HPAB must evaluate whether the proposed work is consistent with the historic character of the structure and district, will not adversely affect the architectural integrity of the home, and conforms to the preservation guidelines. The applicants are proposing to enclose 230 square feet of the rear porch. The purpose is to create a dedicated dining area, and convert a half-bath into a full bathroom. Key design elements include matching lap siding and trim detailing, a sliding glass door and fixed window with colonial grilles, and retaining the existing roof slope and overhang. The design intends to be reversible, meaning it could be removed in the future without harming the historic home. Staff finds that the project meets the Historic Preservation Guidelines, particularly with regard to height, massing, and roof pitch, use of compatible materials, and visual separation of new and historic elements. The addition is placed at the rear and maintains the original structure's prominence. Staff mailed out notices to 23 property owners within 200 feet of the site. At this time, staff has received one notice in favor of the request. In conclusion, the proposed addition is sensitive to the historic character of the 1888 structure, while also accommodating the homeowner's needs. It remains consistent with preservation guidelines and does not adversely affect adjacent landmark properties.

Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Miller closed the public hearing and brought the item back for discussion or action.

Tom Richard
4577 CR 643

Nevada, TX 75173

Mr. Richard came forward and provided additional details in regards to the applicant's request.

Board Member Gaskin asked if the tree would be removed.

Board Member Gaskin asked if they were changing the footprint of the property.

Board Member Webb asked if they were adding panels to the property.

Chairman Miller asked if they were preserving the home character.

Board Member Freed made a motion to approve H2025-012 as requested to enclose the patio with like and kind materials and keeping with the structure. Board Member Gaskin seconded the motion which passed by a vote of 5-0.

4. H2025-013 (HENRY LEE)

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 Rockwall Community Playhouse for the approval of a *Certificate of Appropriateness (COA)* for [1] the demolition of two (2) *Medium Contributing Structures*, [2] 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 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 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 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 any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. There are three parts to this request. The applicant is requesting rezoning for the property from Single-Family 7 (SF-7) District to a Planned Development (PD) District for Single-Family District land uses with the addition of the theatre land use as a permit permitted by right. The second is for the demolition of the two (2) structures due to the existing structures on the subject property. The third would be for the construction of two (2) new buildings. One for the theatre and the second for a practice hall. The main theatre portion will face Clark Street. When looking at the requirements for the zoning portion the property as it is now is considered legally non-conforming and is zoned Single-Family 7 (SF-7) District which would not allow the theatre land use. Given that the property owner is making changes to the property it needs to be brought into conformance, with that they're requesting a Planned Development District (PD). They're keeping the same underline of Single-Family 7 (SF-7) they're just adding the theatre land use as a permitted by right land use. They're requesting some changes to the standards this being to the front yard setbacks back along Clark. The side yard adjacent to residential the building height and the number of parking spaces. When looking at the location and given the residential adjacency there was a note that was included within the Planned Development District (PD) ordinance that theatre includes whether it be a local non-profit or it being an outside company theatre that does productions. In the ordinance they specifically wrote that it has to be a community theatre which would be a locally organized performing arts organization that produces theatre. When looking at the demolition portion of this request the HPAB has three items to review when looking at demolition one being the building has lost its architecture historical integrity and its removal will not negatively impact the Historic district. The third part of this COA is for the new construction of the building. The tallest point of the building would reach 55 feet with the practice building being 29 ½ feet and the midpoint of the practice area would be 24 feet and the theater building would be 44 feet. In regards to building façade and materials the board should look at the complementary materials. In regard to the fencing with residential adjacency for commercial properties there is required to be a 20-foot landscape buffer and it can have a masonry wall with canopy trees on 20-foot centers or they can request to do a wrought iron fence with three-tiered screening which would be a row of canopy and shrubs. In this case as indicated they're requesting to reduce the setbacks. Staff mailed out 34 notices to property owner and applicants within 200 feet of the subject property.

Jonathan Brown
601 Kernoodle Street
Rockwall, TX 75087

Mr. Brown came forward and provided additional details in regards to his request.

Board Member Gaskin asked if he was going to raise the grade of the property.

Vice-Chairman Frasier explained his concern in regard to the property is that there used to be a well on the property.

Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

Christi Gates
104 N Clark Street
Rockwall, TX 75087

Mrs. Gates came forward and explained she did not want the property to turn into a commercial property.

Robert McDonald
206 N Clark Street
Rockwall, TX 75087

Mr. McDonald came forward and explained there was already traffic issues and explained he wanted the property to remain single-family.

Craig Smith
610 E. Rusk Street
Rockwall, TX 75087

Mr. Smith came forward and explained he is concerned with the traffic and the single-family being changed.

Mr. Brown came forward and explained there is insufficient parking for the theatre but this new concept plan will have enough parking.

Senior Planner Henry Lee explained the parking requirements are 1:3 seats.

Board Member Gaskin made a motion to table H2025-013 to seek other options in regard to the height of the building and making it smaller. Board Member Webb seconded the motion and was tabled by a vote of 5-0.

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.

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

VI. ADJOURNMENT

Chairman Miller adjourned the meeting at 7:15PM

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: July 17 2025

APPLICANT: Jonathan Brown, AIA; JHP Architecture and Urban Design

CASE NUMBER: H2025-013; Certificate of Appropriateness (COA) for Rockwall Community Playhouse

SUMMARY

Hold a public hearing to discuss and consider a request by Jonathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) *Medium Contributing Structures*, [2] 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 for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties* being a 0.805-acre tract of land 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 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 any action necessary.

BACKGROUND

The 1,728 SF single-family home -- situated on 610 E. Kaufman Street -- was constructed circa 1950 utilizing the U-Plan floor plan within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, the home is classified as a *Medium Contributing Property*. The 3,708 SF *Theater* -- situated on 609 E. Rusk Street -- was constructed circa 1955 as a *Church/House of Worship* within the Old Town Rockwall (OTR) Historic District. According to the 2017 *Historic Resource Survey*, the building is classified as a *Medium Contributing Property*. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations. The 2017 *Historic Resource Survey* states that the home at 610 E. Kaufman Street has had the doors replaced and the *Theater* at 609 E. Rusk Street has had the doors, windows, and some exterior wall materials replaced. 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 22, 1982 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 April 20, 2017, the Historic



FIGURE 1: JUNE 13, 2025

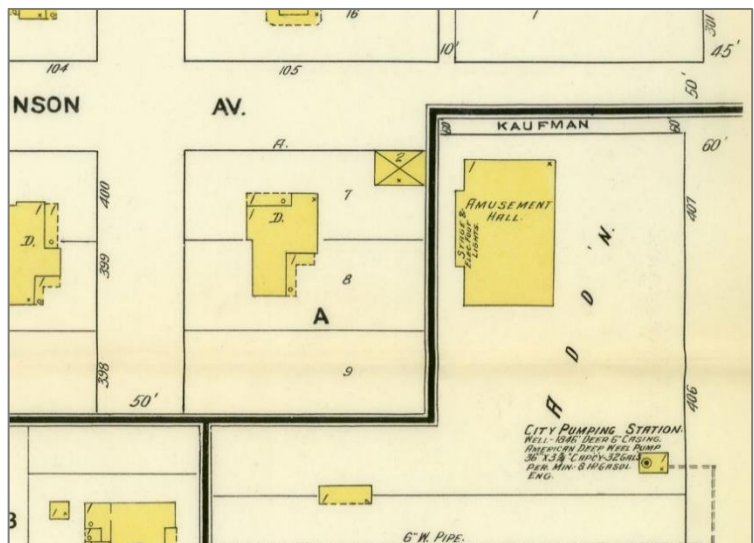


FIGURE 1: APRIL 11, 1911 SANBORN MAP

Preservation Advisory Board (HPAB) approved a motion to delay a Certificate of Appropriateness (COA) [Case No. H2017-004] to allow the demolition of the *Old Rockwall Water Pump House* for 60-days. Ultimately, the building was not purchased and was demolished. This represents the only changes made to the subject property.

PURPOSE

The applicant -- *Jonathan Brown, AIA of JHP Architecture and Urban Design* -- is requesting approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) *Medium Contributing Structures*, [2] 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 for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*.

ADJACENT LAND USES AND ACCESS

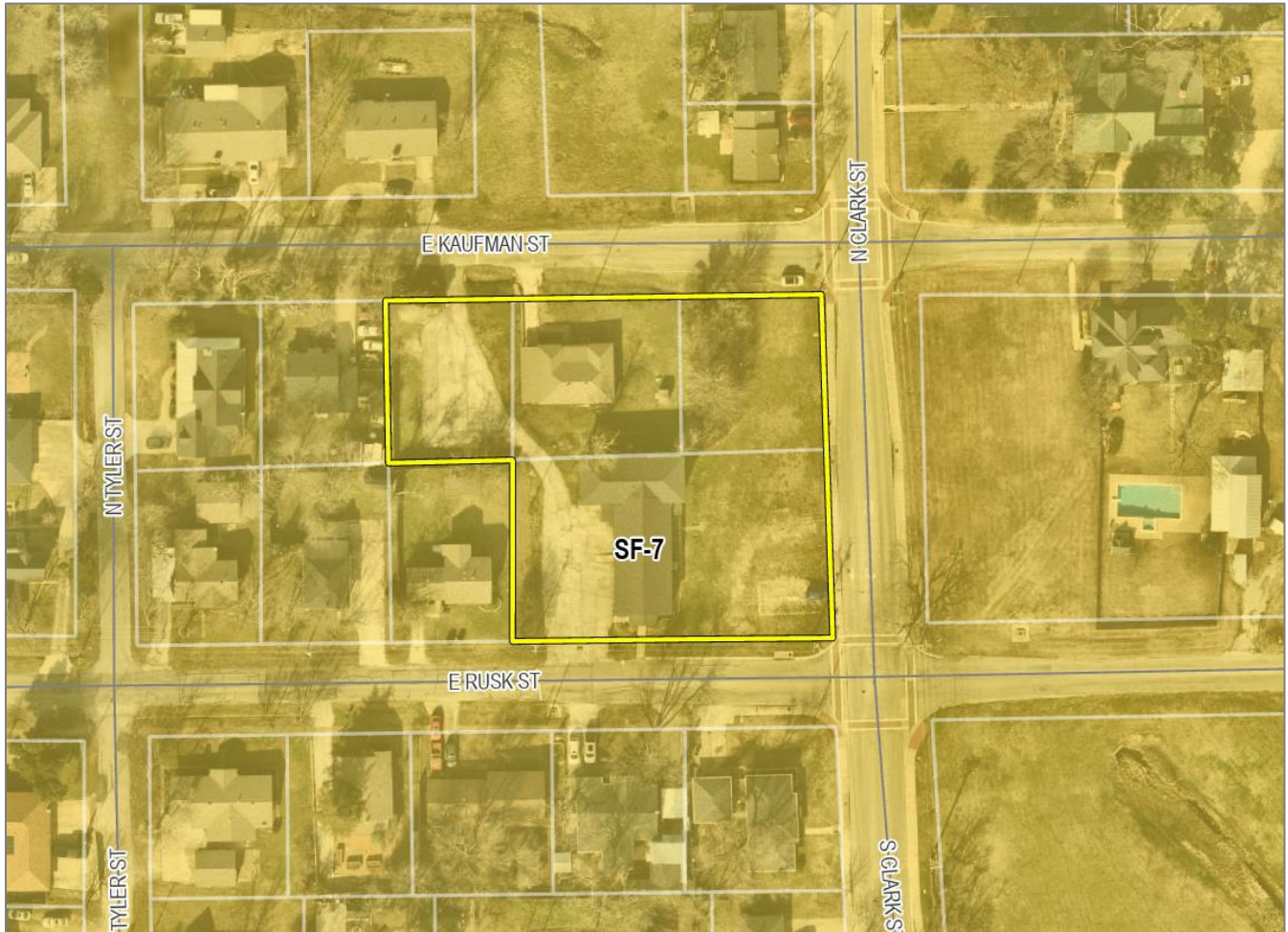
The subject property is located at 609 E. Rusk Street and 606, 610, & 612 Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2U (*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 three (3) parcels of land, one (1) parcel (*i.e. part of Block 22, F&M Addition*) is vacant and the other two (2) parcels (*i.e. 201 & 203 N. Clark Street*) are developed with single-family homes that are designated as *Low Contributing Properties*. Following this is a 0.3230-acre parcel of land (*i.e. 205 N. Clark Street*) developed with a single-family home that is designated as a *Medium Contributing*. North of this is a 30-foot right-of-way developed with a sidewalk that serves *Loffland Park*, which is a 1.377-acre public park owned by the City of Rockwall. All of these properties are zoned Single Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject is E. Rusk Street, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. 606, 608, & 610 E. Rusk Street; 102 & 106 S. Clark Street; 609 E. Washington Street*) developed with one (1) *Duplex* and four (4) single-family homes. All of these properties are classified a *Medium Contributing Properties* within the Old Town Rockwall (OTR) Historic District and are zoned Single Family 7 (SF-7) District. Following this is E. Washington Street, which is identified as a A4D (*i.e. arterial, 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 N. Clark 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 is a 1.503-acre parcel of land (*i.e. 104 S. Clark Street*) developed with a single-family home that is designated as a *High Contributing Property* and is located within the Old Town Rockwall (OTR) Historic District. Following this is the boundary for the Old Town Rockwall (OTR) Historic District. East of this is an 18.407-acre parcel of land (*i.e. Rockwall School No. 1 Addition*) developed with the Howard Dobbs Elementary School. Both 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. 603 & 605 E. Rusk Street*) developed with *Low Contributing* single-family homes. Beyond this are three (3) parcels of land (*i.e. 604 E. Kaufman Street; 601 E. Rusk Street; 102 N. Tyler Street*) developed with single-family homes that are designated as *Medium Contributing Properties*. Following this is N. Tyler 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. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.



CHARACTERISTICS OF THE PROJECT

On May 30, 2025, the applicant -- Jonathan Brown, AIA of JHP Architecture and Urban Design -- submitted a request for a Certificate of Appropriateness (COA) to allow [1] the demolition of two (2) *Medium Contributing Structures*, [2] 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 for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties*. Included with the applicant's request are a list of development standards, a concept plan, and conceptual building elevations. Based on the proposed concept plan the ~9,950 SF performance center will be located along N. Clark Street with the majority of the parking located behind the building. In addition, the ~1,650 SF practice hall is located at the rear of the subject property and faces on E. Kaufman Street. The provided building elevations indicate that the proposed buildings will incorporate lap siding, board and batten siding, and masonry.

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)." In addition, Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning recommendation. In this case the applicant is proposing to [1] demolish the existing buildings, [2] construct a new performance center and practice hall, and [3] change the zoning from Single-Family 7 (SF-7) District to a Planned Development. Based on

this scope of work, the applicant is required to request a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

In reviewing the applicant's request against the Unified Development Code (UDC) the following guidelines apply:

Zoning Change: According to Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning recommendation. In this case, the existing *Theater* has held a Certificate of Occupancy (CO) since 1998 [*Permit No. CO1998-1039*] and is legally non-conforming. This means the subject property is permitted to remain in the current condition; however, if any changes are proposed the subject property must be brought into conformance. According to the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Theater* is not permitted within a Single Family 7 (SF-7) District. Given this, the applicant is requesting a zoning change from Single Family 7 (SF-7) District to Planned Development District for Single-Family 7 (SF-7) District land uses where the *Theater* land use is also a permitted *by-right* land use. In addition, the applicant has provided a list of development standards they are requesting to deviate from in order to address site constraints and the residential adjacencies. A summary of the density and dimensional requirements for the subject property and the proposed standards conformance to the current zoning are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Proposed Conformance to the Standards</i>
<i>Minimum Lot Area</i>	7,000 SF	X=35,066 SF; In Conformance
<i>Minimum Lot frontage</i>	60-Feet	X>60-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=100-feet; In Conformance
<i>Minimum Front Yard Setback</i>	20-Feet	X=20-feet E. Kaufman Street; In Conformance X=15-feet N. Clark Street; Non-Conforming X=20-feet E. Rusk Street; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Side Yard Adjacent to Residential</i>	20-Feet	X=10-feet; Non-Conforming
<i>Maximum Building Height</i>	32-Feet	X=55-feet; Non-Conforming
<i>Max Building/Lot Coverage</i>	45%	X=33.13%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1/3 Seats = 54 spaces	X=51; Non-Conforming

The items listed above as non-conforming indicate where the applicant is requesting deviations from the base zoning -- *Single Family 7 (SF-7) District* -- as outlined within Unified Development Code (UDC). In order to facilitate the applicant's request, these non-conforming items are written as development standards within the *Draft Ordinance*. In addition to the density and development requirements listed above, the applicant is requesting the following variations from the Unified Development Code (UDC): [1] to allow a ten (10) foot residential adjacency buffer with a wood fence and canopy trees in lieu of a 20-foot adjacency buffer with three (3) tiered landscaping and a wrought iron fence, and [2] reduced landscape buffer requirements along E. Kaufman Street, N. Clark Street, and E. Rusk Street. All this being said, the zoning change request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

Demolition: According to Subsection 06.03(J), *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) Certificate of Appropriateness (COA) is required prior to receiving a permit for demolition of a property within a historic district, including secondary buildings." In addition, Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "...a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below. Demolition of a structure would be allowed if:

- (1) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- (2) A structure does not contribute to the historical or architectural character and importance of the Historic District (e.g. a *Non-Contributing structure*), and its removal will result in a positive, appropriate visual effect on the Historic District; or

- (3) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an +- unsafe condition that constitutes an emergency (see Section 11, *Demolition by Neglect*)."

In this case, the applicant's request does not appear to meet item #3 listed above as there is not an imminent threat to the health, safety and welfare. Given this, the Historic Preservation Advisory Board (HPAB) is tasked with determining whether the structures have [1] lost their architectural and historical integrity and importance, and their removal will not result in a negative, less appropriate visual effect on the Historic District, or [2] whether the structures contribute to the historical or architectural character and importance of the Historic District. According to the 2017 *Historic Resource Survey*, the single-family home -- situated on 610 E. Kaufman Street -- was constructed circa 1950, has had the doors replaced, and is classified as a *Medium Contributing Property*. The *Theater* -- situated on 609 E. Rusk Street -- was constructed circa 1955 as a *Church/House of Worship*, has had the doors, windows, and some exterior wall materials replaced, and is classified as a *Medium Contributing Property*. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations. In this case, the proposed existing assets have changed from their historical origins, and the applicant's request maybe appropriate considering their intended improvements to the property; however, the demolition request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

New Construction: 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)." In addition, 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).

In reviewing the applicant's concept plan and conceptual building elevations against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) Building Standards.

- (a) Height. According to Section 07(A), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ll new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face." In this case, the proposed performance center will be 55-feet in total height or approximately 41-feet at the midpoint of the pitched roof, and the proposed practice building is approximately 29.50-feet in total height or approximately 24-feet at the midpoint of the pitched roof. In review of the surrounding properties, they are all one (1) story single-family homes with the exception of the two (2) story single-family home east -- across N. Clark Street -- of the subject property. The applicant has indicated that the increased height for the performance building is due to the nature of the use.
- (b) Building Setback and Orientation. According to Section 07(B), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a)ll ... new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing." In addition, "(a) new commercial structure should not be oriented toward a residential block face." In this case, the proposed performance center is being brought closer to N. Clark Street, but faces internal to the site, and the practice building is pushed back from E. Kaufman Street, but faces the roadway.
- (c) Building Facades and Materials. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), all proposed building materials shall be made of "the original exterior facade materials..."; however, "...complementary exterior materials may be used." The existing single-family home utilizes stone, and the existing *Theater* utilizes lap-siding, board and batten siding, and brick. In this case, the applicant is

proposing two (2) new buildings that will utilize lap siding, board and batten siding, masonry, and standing seam metal roofing.

- (d) Roofs. According to Section 07(D), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(r)oof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.” In addition, “(r)oof materials/colors should be visually compatible and compliment the style and period of the structure.” In this case, the existing single-family home and *Theater* have both hip and gabled roofs with architectural shingles. The applicant is proposing to utilize only the hip roof design with standing seam metal roofing.
- (e) Fences. According to Section 07(H), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.” In this case, the applicant is proposing to utilize a six (6) foot cedar fence in lieu of a six (6) foot wrought iron fence -- *as required by the residential adjacency standards* -- between the subject property and the residential properties. The applicant has indicated that they believe it will better screen the new buildings and be more in kind with adjacent residential fences.
- (f) Parking. According to Section 07(K), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(o)ff-street parking should be provided behind the front facade of the main structure on the property.” In this case the subject property is bounded on three (3) sides by a roadway. The proposed concept plan indicates the majority of the parking will be located behind the performance center, with one (1) additional row of parking being located between the performance center and E. Kaufman Street.

All this being said, the Certificate of Appropriateness (COA) for the proposed scope of work (*i.e. zoning change, demolition, and new construction*) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On June 4, 2025, staff mailed 34 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) The applicant will be required to apply for a demolition permit through the Building Inspections Department; and,
- (2) The proposed *Theater* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'B'* and *Exhibit 'C'* of the Planned Development District Ordinance; and,
- (3) The proposed *Theater* shall be required to conform to the *PD Development Standards* contained within *Exhibit 'D'* of the Planned Development District Ordinance; 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 609 E Rusk Street

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: _____

Architect

OWNER(S) NAME Darlene Singleton

APPLICANT(S) NAME Jonathan Brown, AIA

ADDRESS Rockwall Community Playhouse

ADDRESS JHP Architecture/Urban Design

609 E Rusk Street Rockwall, TX 75087

8340 Meadow Road, Dallas, TX 75231

PHONE 214-663-9820

PHONE 214-363-5687

E-MAIL dsingleton54@gmail.com

E-MAIL jbrown@jhparch.com

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

CONSTRUCTION TYPE [CHECK ONE]: ☐ EXTERIOR ALTERATION ☒ NEW CONSTRUCTION ☐ ADDITION ☒ DEMOLITION
☐ RELOCATIONS ☐ OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 5,000,000

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.

The Rockwall Community Playhouse is a nonprofit corporation run by community volunteers out of the old church building located at East Rusk and North Clark Streets. Now in their 30th season, the group has outgrown their current building and are applying to construct a new building to better suit the needs of the community. In doing so, they will provide more parking on site to help alleviate current parking issues. The new building will allow for them to better provide theater productions, youth programs, special needs programs, and summer programs.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

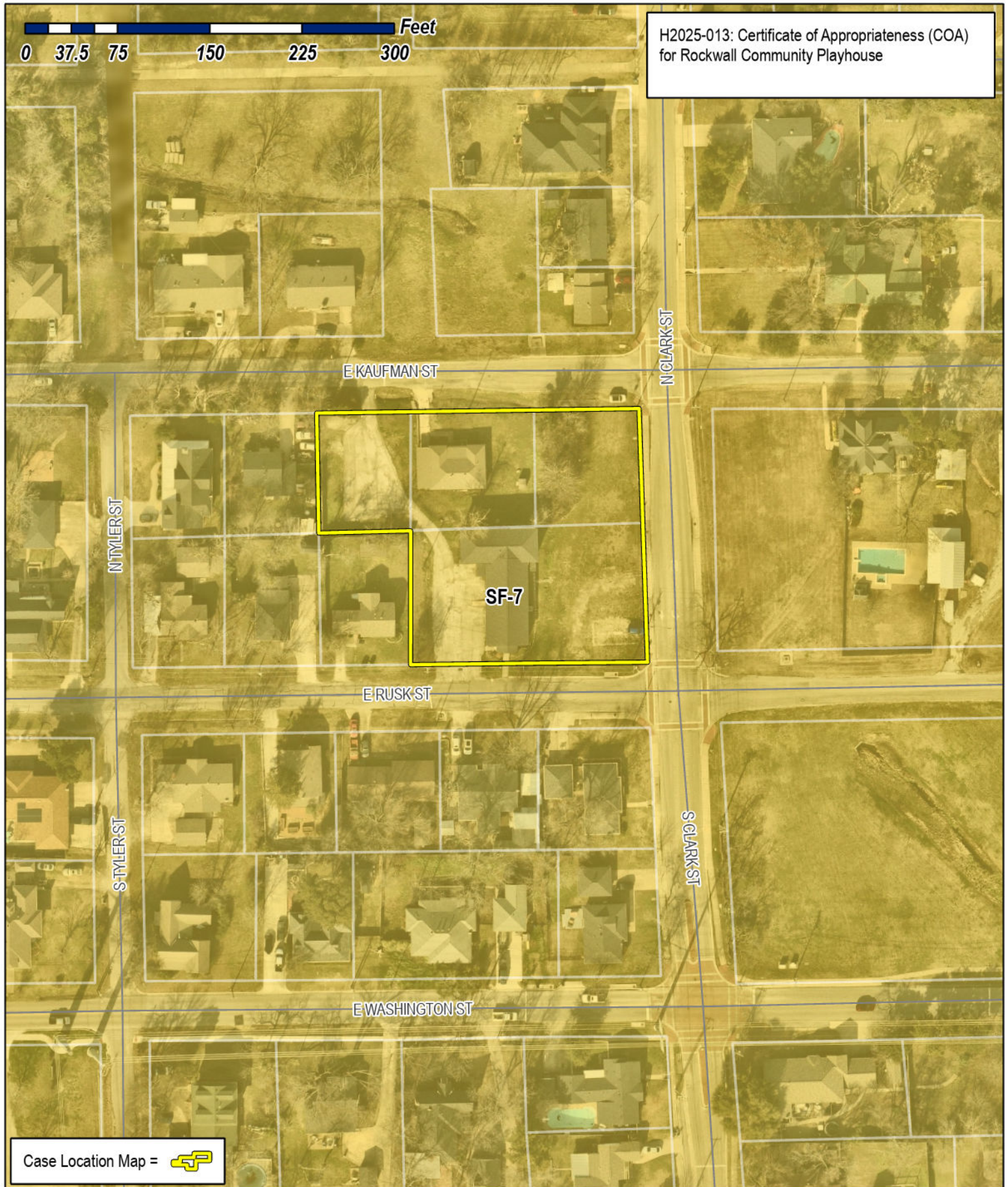
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

Darlene Singleton

APPLICANT'S SIGNATURE

JB



0 37.5 75 150 225 300 Feet

H2025-013: Certificate of Appropriateness (COA)
for Rockwall Community Playhouse

E KAUFMAN ST

N CLARK ST

N TYLER ST

SF-7

E RUSK ST

S TYLER ST

S CLARK ST

E WASHINGTON ST

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.

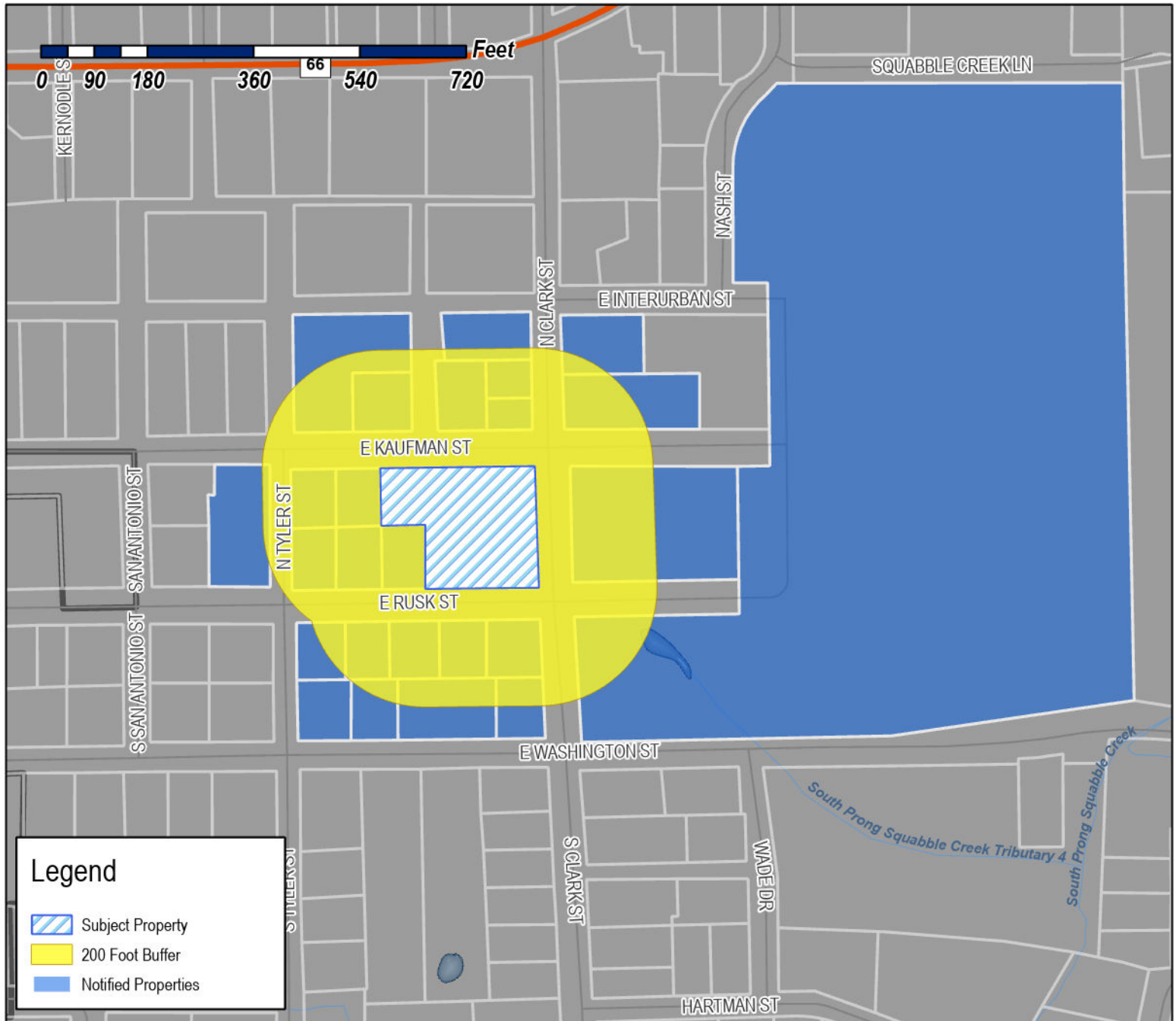




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: H2025-013

Case Name: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

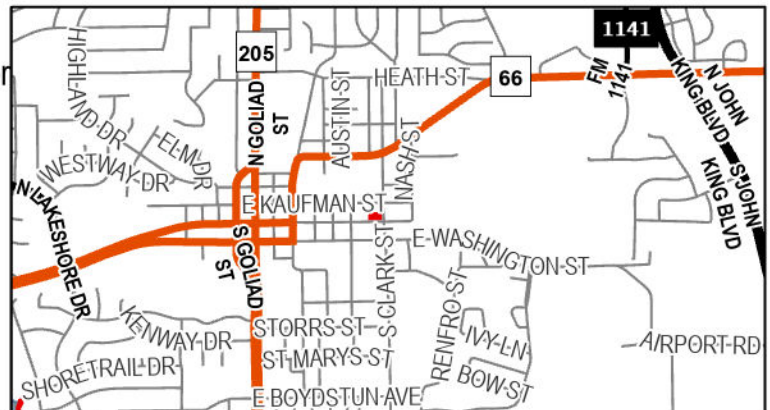
Case Type: Historic

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

Case Address: 609 E. Rusk Street & 606, 610 and 612 Kaufman Street

Date Saved: 6/4/2025

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



QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
106 S CLARK ST
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
1319 Nevarc Rd
Warminster, PA 18974

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES 9 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

RAGSDALE DONALD K & FRANCES
202 N CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N Clark St
Rockwall, TX 75087

CAWTHON RICK AND PAULETTE DENISE
205 N CLARK ST
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A
206 N CLARK ST
ROCKWALL, TX 75087

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

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
610 E KAUFMAN
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 100
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. H2025-013: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

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 Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) Medium Contributing Structures, [2] 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 for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties being a 0.805-acre tract of land 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 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 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, June 19, 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, June 19, 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.H2025-013: Certificate of Appropriateness (COA) for Rockwall Community Playhouse

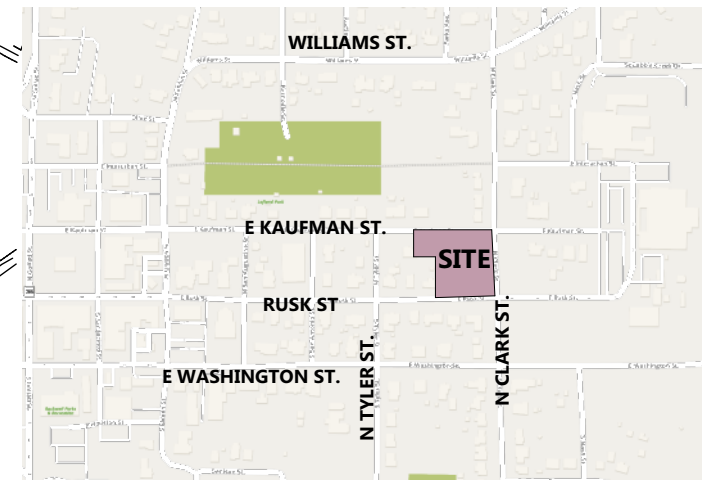
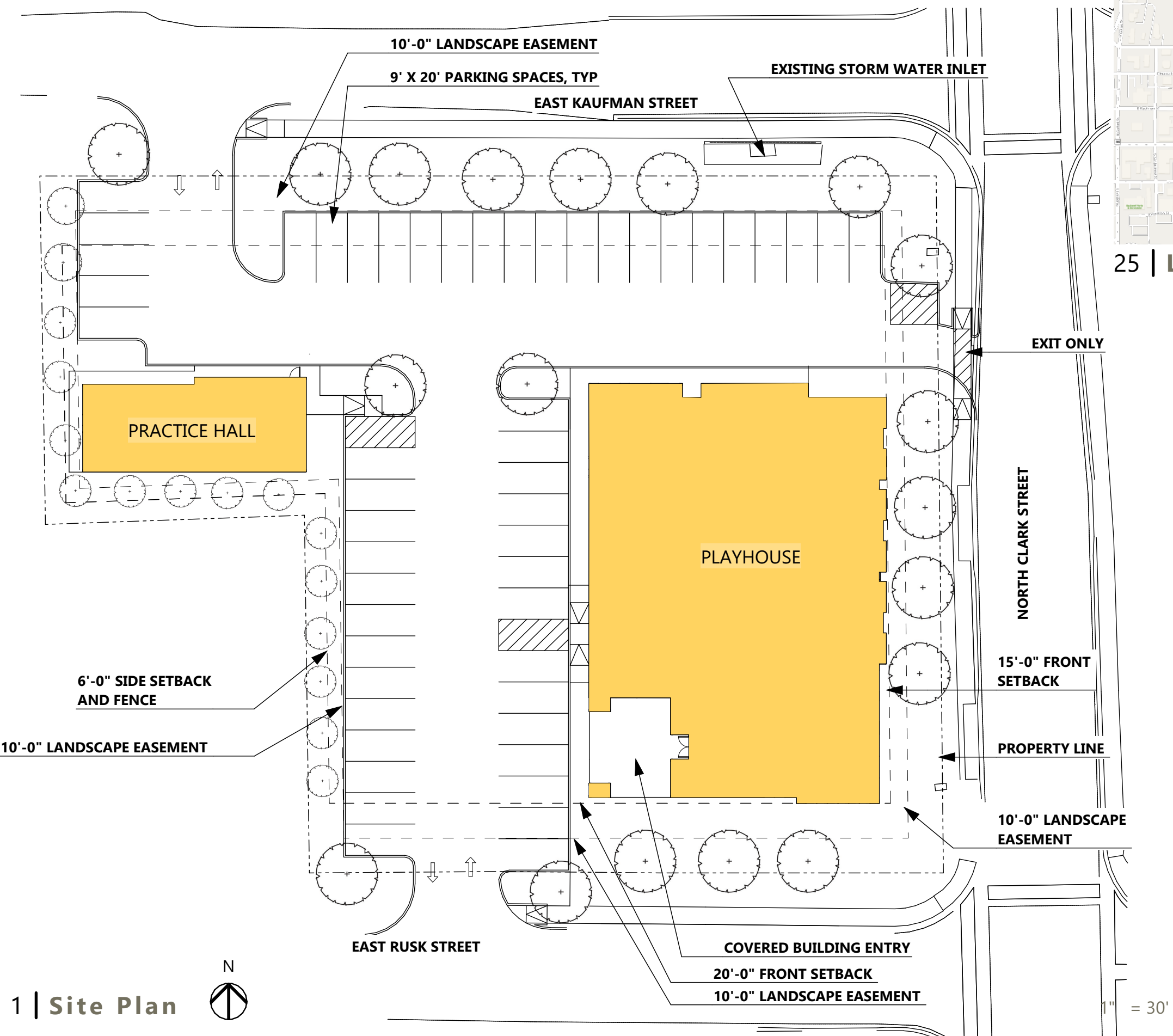
Please place a check mark on the appropriate line below:

- ☐ 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:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



25 | Location Map

SITE PLAN NOTES AND LEGEND	
---	SETBACK LINE
----	PROPERTY LINE
PROJECT DATA	
SITE:	0.805 AC (35,065.8 SF)
CURRENT LAND USE:	84 SEAT COMMUNITY THEATER
PROPOSED LAND USE:	160 SEAT COMMUNITY THEATER
THEATER:	9,700 SF
PRACTICE HALL:	2,000 SF
TOTAL:	11,700 SF
PARKING PROVIDED:	52 SPACES

1 | Site Plan



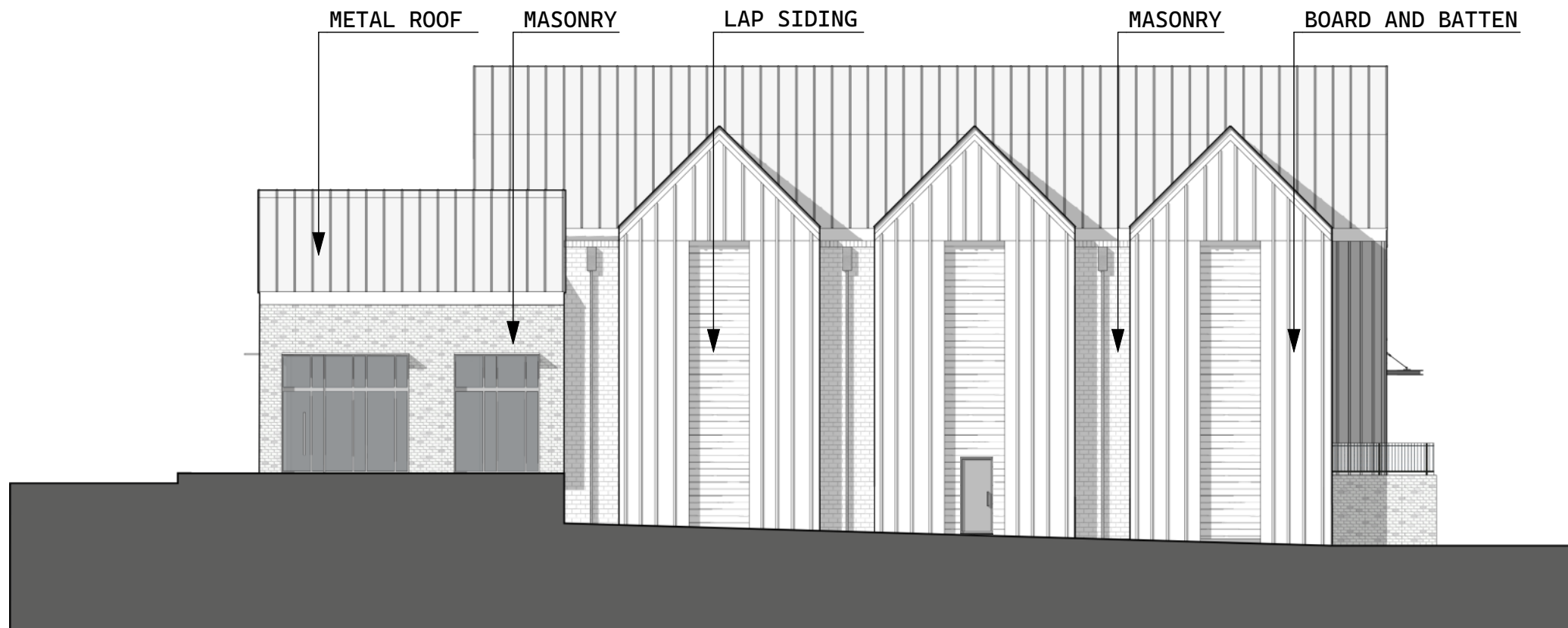
Rockwall Community Playhouse
Rockwall, Texas

SITE PLAN

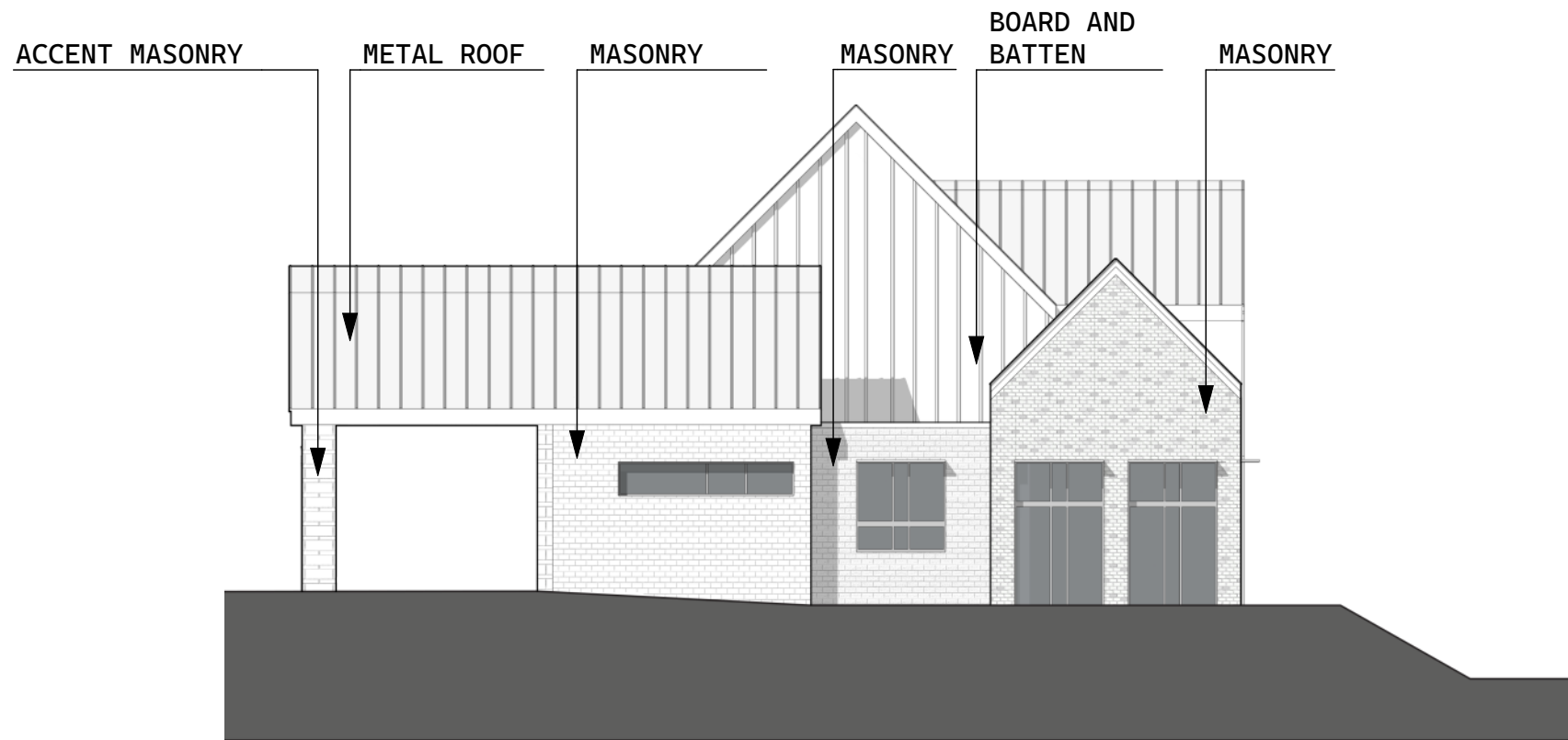
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Regulatory Approval, Permit or
Construction. Carl M. Malcolm, Registered
Architect of State of Texas, Registration
No. 23379.

#2019009 thaole

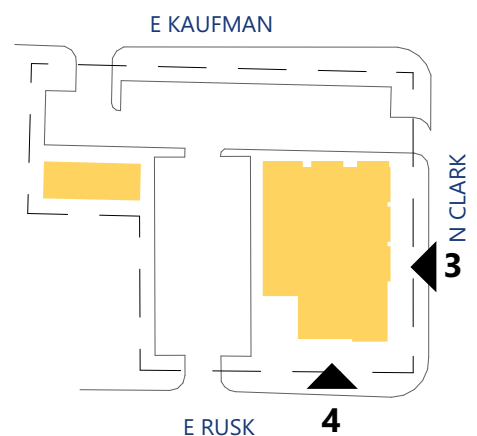




3 | THEATER - EAST ELEVATION
Scale: 1/16" = 1'-0"



4 | THEATER - SOUTH ELEVATION
Scale: 1/16" = 1'-0"



2

Key Plan
NOT TO SCALE



Rockwall Community Playhouse

Rockwall, Texas

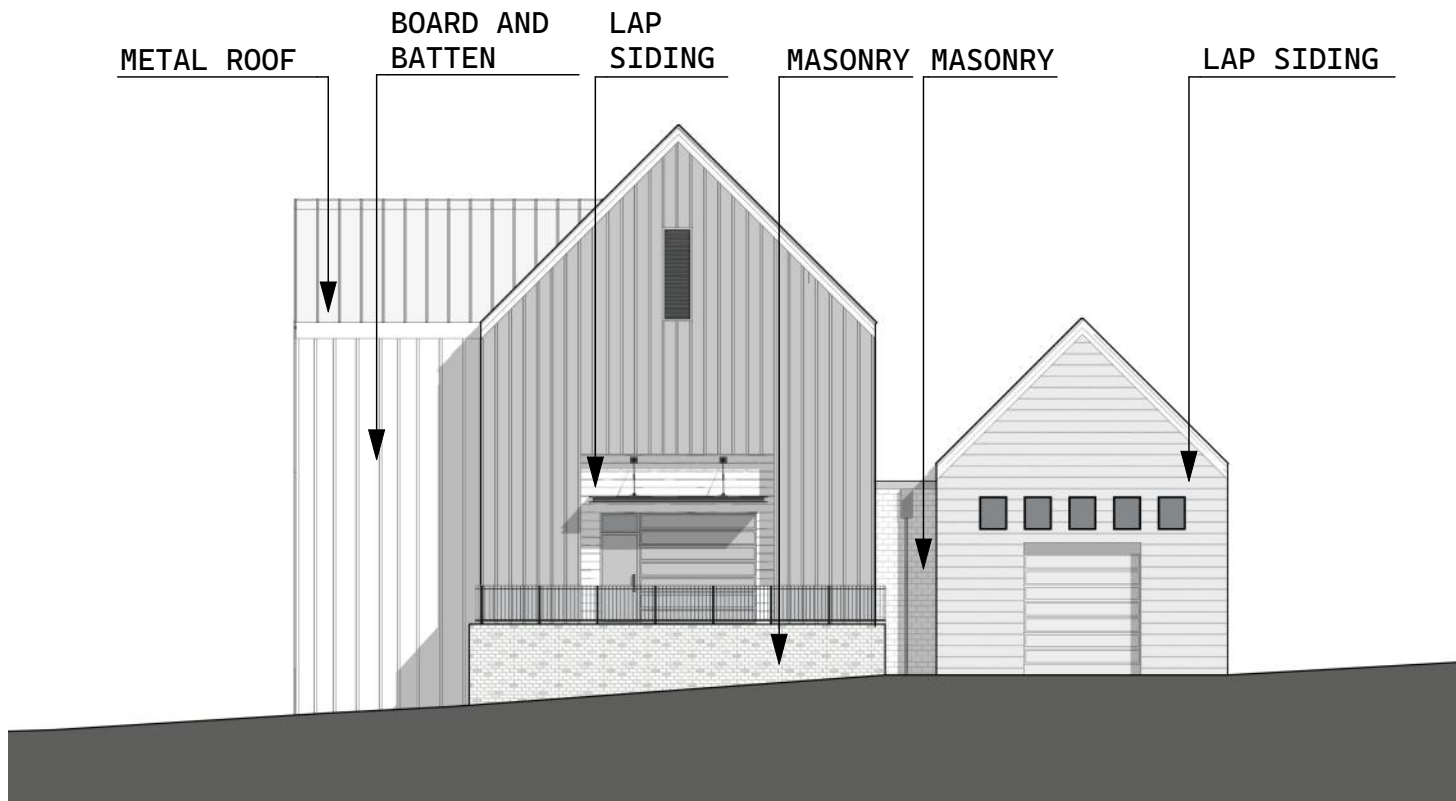
**PLAYHOUSE
ELEVATIONS**

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Architect of State of Texas, Registration
No. 23379.

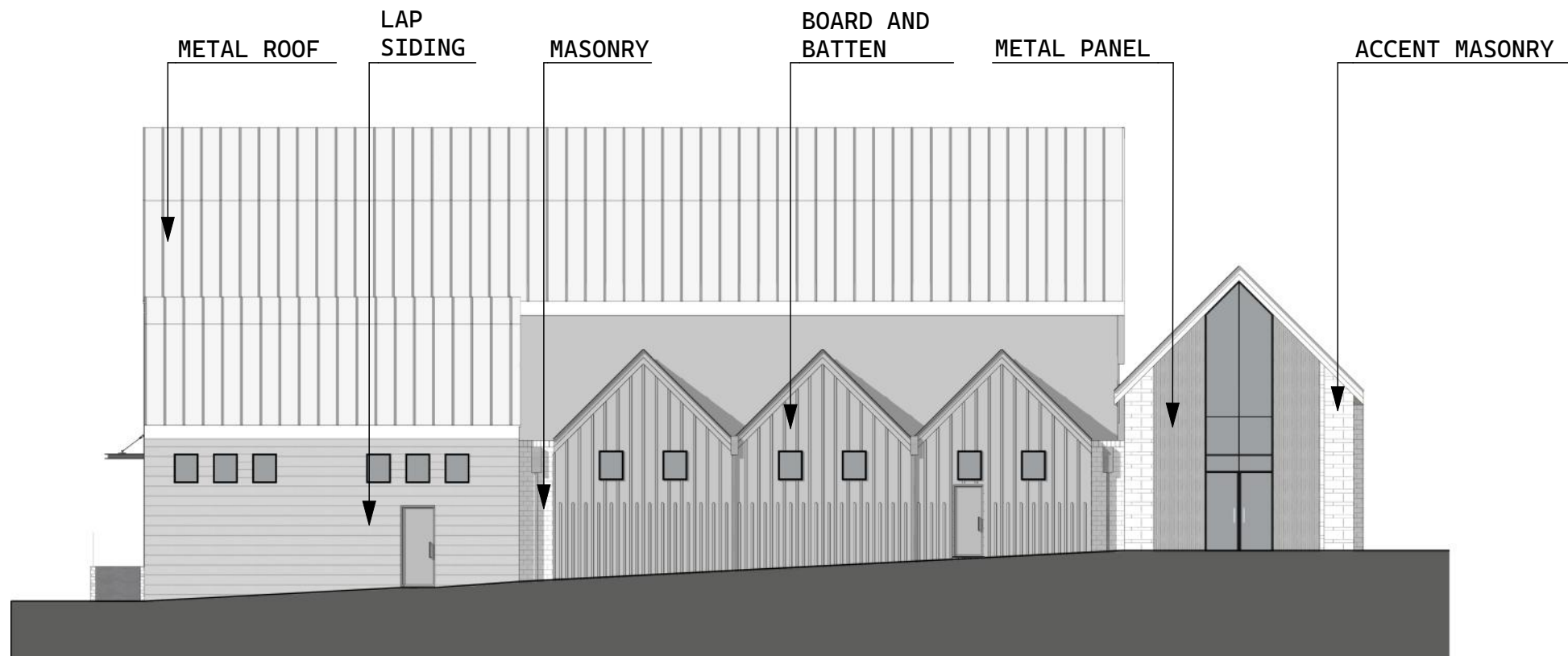
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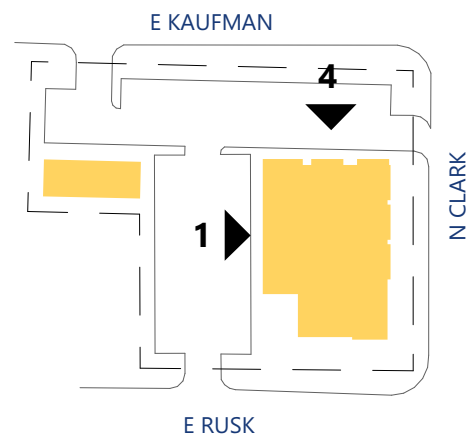
6/2/2025



4 | THEATER - NORTH ELEVATION
Scale: 1/16" = 1'-0"

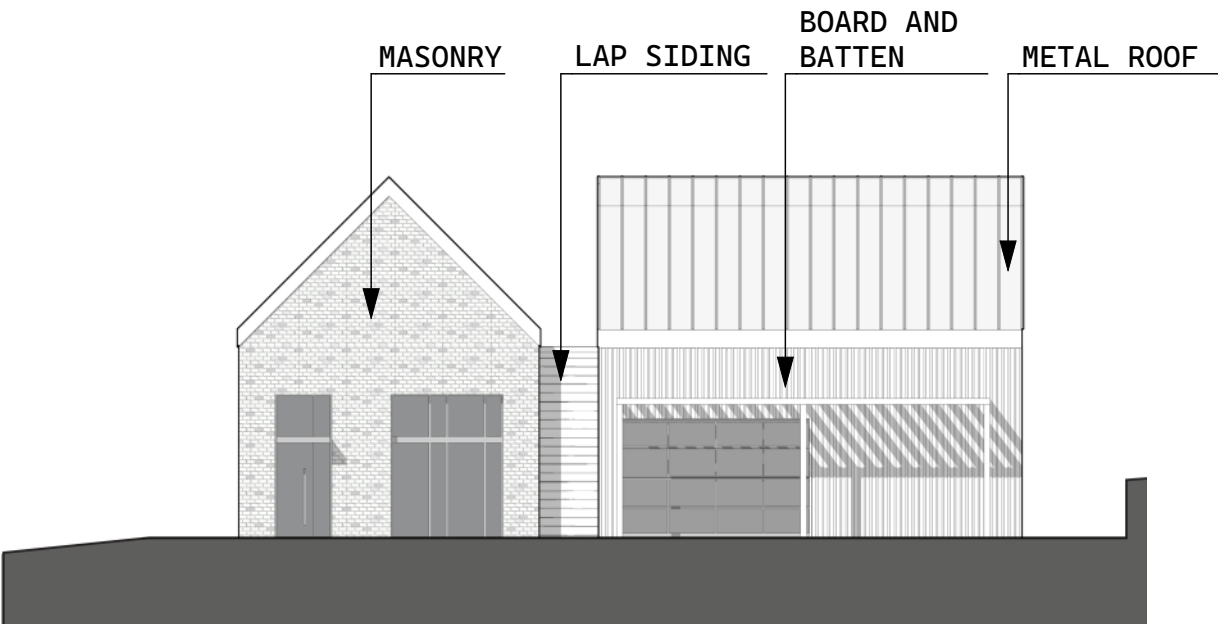


1 | THEATER - WEST ELEVATION
Scale: 1/16" = 1'-0"

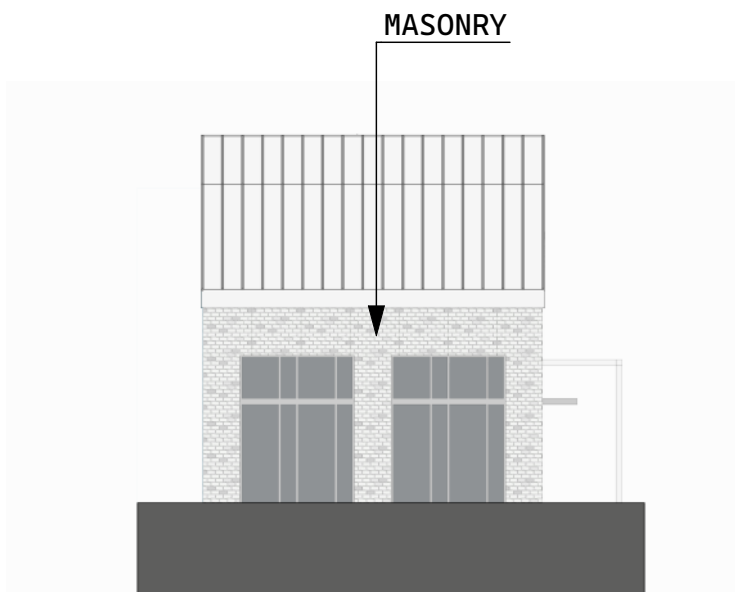


3

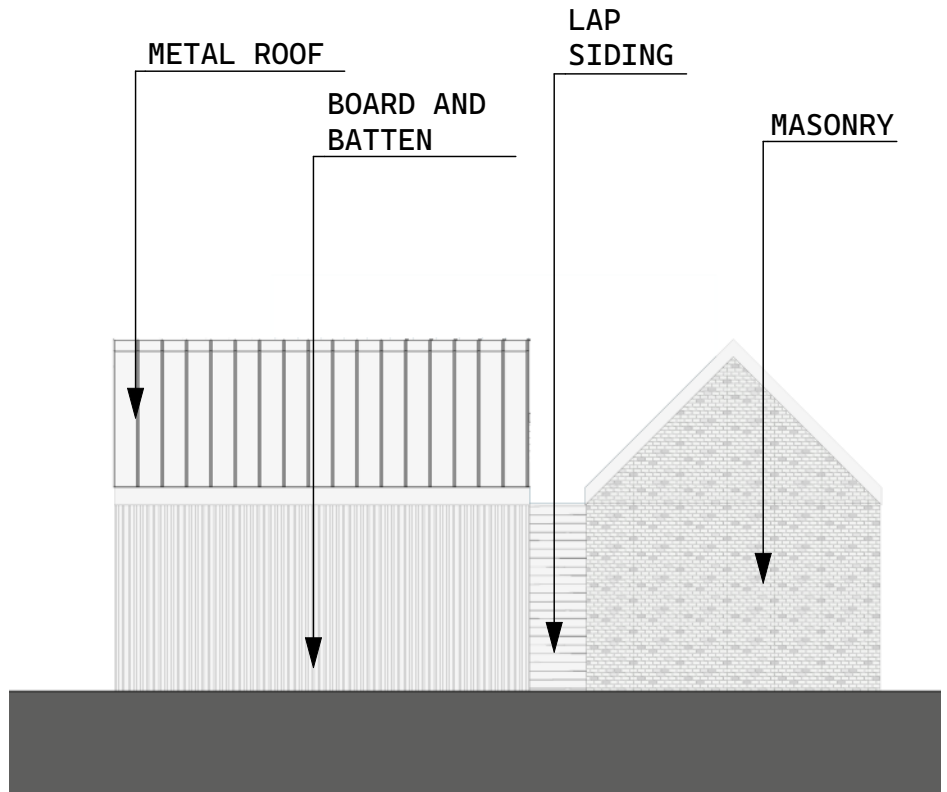
Key Plan
NOT TO SCALE



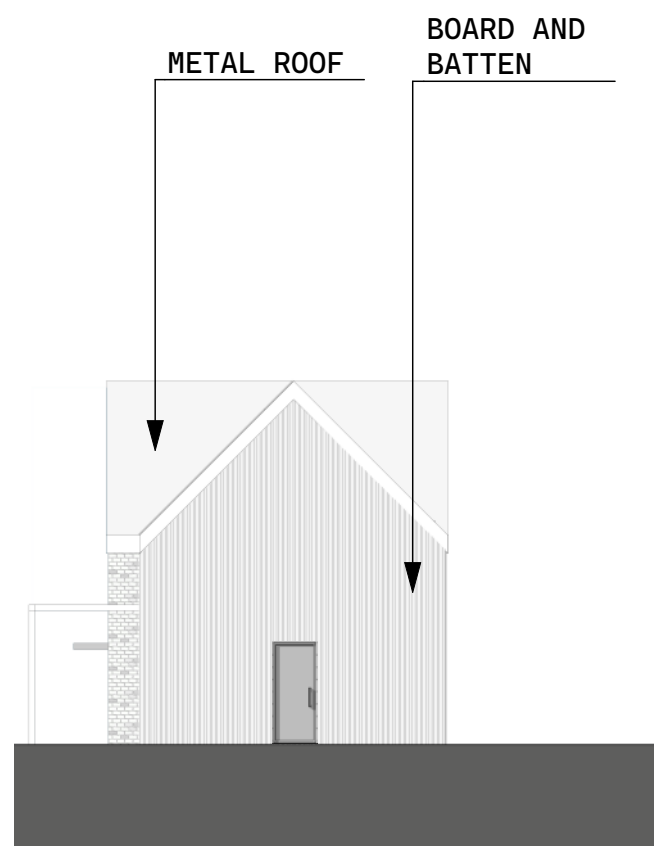
2 | PRACTICE HALL - NORTH ELEVATION
Scale: 1/16" = 1'-0"



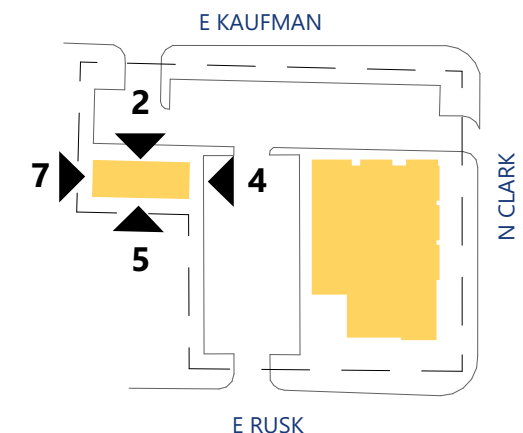
4 | PRACTICE HALL - EAST ELEVATION
Scale: 1/16" = 1'-0"



5 | PRACTICE HALL SOUTH ELEVATION
Scale: 1/16" = 1'-0"



7 | PRACTICE HALL - WEST ELEVATION
Scale: 1/16" = 1'-0"



1 | Key Plan
NOT TO SCALE



Rockwall Community Playhouse

Rockwall, Texas

**PLAYHOUSE
ELEVATIONS**

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Architect of State of Texas, Registration
No. 23379.

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6/2/2025

Rockwall Community Playhouse
PD Ordinance Development Standards - DRAFT

Standards	Downtown District (DT) Code (Base Zoning)	Proposed with Planned Development (PD)
Setbacks & Lot Standards		
Front yard along E Kaufman	18 FT	20 FT
Front yard along E Clark	18 FT	15 FT
Front yard along E Rusk	20 FT	Compliant
Side Yard (adjacent to residential)	20 FT	10 FT
Build to (setback) measured from:	Street back of curb	Street right of way
Perimeter landscape buffer adjacent to public right-of-way	10 FT	Compliant
Perimeter landscape buffer adjacent to residential	20 FT	10 FT
Residential Proximity Slope	NA	None required
Minimum Lot Area	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Minimum Block Length	200 FT	Compliant
Maximum Block Length	600 FT	Compliant
Pedestrian walkway width	10-FT	4-FT
Building Height & Architectural Standards		
Max Building Height	2 stories	1 story; max 55 FT height
Min Building Height	2 stories	1 story
Requirement of tri-partite architecture?	Yes	No
Minimum window reveal	4"	No reveal required
Minimum inset requirement of primary entry from front building plane	5 FT	0 FT
Minimum spacing of functioning entries	30-FT	No minimum requirement
Can architectural elements of the primary building façade encroach beyond the build-to (setback) line?	Yes; 5-FT encroachment allowed with minor waiver	Yes; 15-FT encroachment (including doors, doors, flatwork) allowed without minor waiver
Min. façade requirements for ground floor exterior walls	100% brick, natural or cast stone	Min. 10% masonry; unlimited lap siding and board and batten; 20% max on all other materials (metal panel, etc.)
Overall Min. façade requirements for exterior walls facing street right-of-way	85% brick, natural or cast stone (excluding windows, doors, and other openings)	Min. 10% masonry; unlimited lap siding and board and batten; 20% max on all other materials (metal panel, etc.)
Windows and glazing	Minimum 30% and maximum 70% of each building elevation	No minimum (NA; theatre use)
Building color requirements	Dominant color of all buildings shall be muted shades of warm gray, red, green, beige and/or brown	Color requirements shall be approved at staff level during site plan process
Roof color requirements	Shall be a shade of cool gray, warm gray, brown or red	Color requirements shall be approved at staff level during site plan process
Non-residential at grade	Ground floor entry must be located at the approx. elevation of adjacent sidewalk	This shall only apply to main entry at west building face
Landscape Requirements		
Street Trees	Planted 20 FT on center	Compliant
Min. parking lot screening height	3 FT	Compliant
Min. parking lot screening opacity	80%	Compliant
Allowed parking lot screening materials	Evergreen plant materials	Compliant
Min. frequency of landscape islands	Every 10 parking spaces	No parking lot landscape islands required
Fencing requirements adjacent to residential	Masonry fence a minimum of 6 FT in height with canopy trees planted on 20-FT centers	Min 6 FT height board on board wood fencing
Retaining walls permitting within landscape buffer?	-	Yes
Parking & Access		
Min. offstreet parking required for theatre	1 space per 3 seats	1 space per 3.5 seats
Min. bicycle parking	1 space per 10 automobile parking spaces	Parking requirements to be approved at staff level during site plan process
Min. driveway spacing	200 FT	Right turn exit only onto Clark Street shall be permitted
Lighting, Mechanical & Refuse		
Photometric requirements	-	Photometrics shall be approved at staff level during site plan process
Required fixture	-	Fixtures to be approved at staff level during site plan process
Refuse requirements	-	No onsite commercial dumpster will be required. Residential trash bins shall be permitted.
LED lighting permitted	No	Yes
Permitting Process		
Downtown development plan required for building permit?	Yes	No



407 Clark



501 Clark



503 Clark



511 Clark



621 E Boydston



627 E Boydston





609

972-722-3399
"THE RCP STAR PLAYERS"
HIGH SCHOOL MUSICAL
AUGUST 18 - 7:30PM
& 19 - 2:00PM
9 TO 5 NEXT EVENT



Rockwall
Community
Playhouse
972-721-3399

972-721-3399
NONCRACKERS
NOVEMBER 26 -
DECEMBER 12
APPROV OCT 20 7 PM

609

NOV 11 2004



SCHOOL
SPEED
LIMIT
20
7:30 AM - 8:15 AM
2:45 PM - 3:30 PM



NOV 11 2004



NOV 11 2004



FOR SALE
by OWNER
\$49,900.00
Call: (505) 555-1234

JUL 12 2004



8110

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2 Bdrms
510 sq ft
Call 602-999-1111

JUL 12 2004

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A SINGLE FAMILY 7 (SF-7) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD - XX) FOR SINGLE- FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.0061-ACRE TRACT OF LAND IDENTIFIED AS PORTION OF LOT 120D AND ALL OF LOTS 120C & 120G OF THE B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jonathan Brown on behalf of Darlene Singleton, requesting the approval of a zoning change from a Single Family 7 (SF-7) District to a Planned Development District for Single Family 7 (SF-7) District land uses being a 1.0061-acre tract of land 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, more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF AUGUST, 2025.**

Tim McCallum, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 1.04 acres of land situated in Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of North Clark Street and East Rusk Street, RCAD#14333, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,596,018.343, N 7,027,794.521 Feet);

THENCE South 88°46'33" West, along the Northern Right of Way of East Rusk Street, a distance of 189.985 feet for a corner;

THENCE North 01°14'22" West, a distance of 105.104 feet for a corner;

THENCE South 88°58'51" West, a distance of 72.321 feet for a corner;

THENCE North 01°13'29" West, a distance of 96.558 feet for a corner;

THENCE North 89°11'43" East, along the Southern Right of Way of East Kaufman Street, a distance of 262.341 feet for a corner;

THENCE South 01°13'27" East, along the Western Right of Way of North Clark Street, a distance of 200.00 feet to the **POINT OF BEGINNING AND CONTAINING** 1.04 acres of land (45,116.096 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

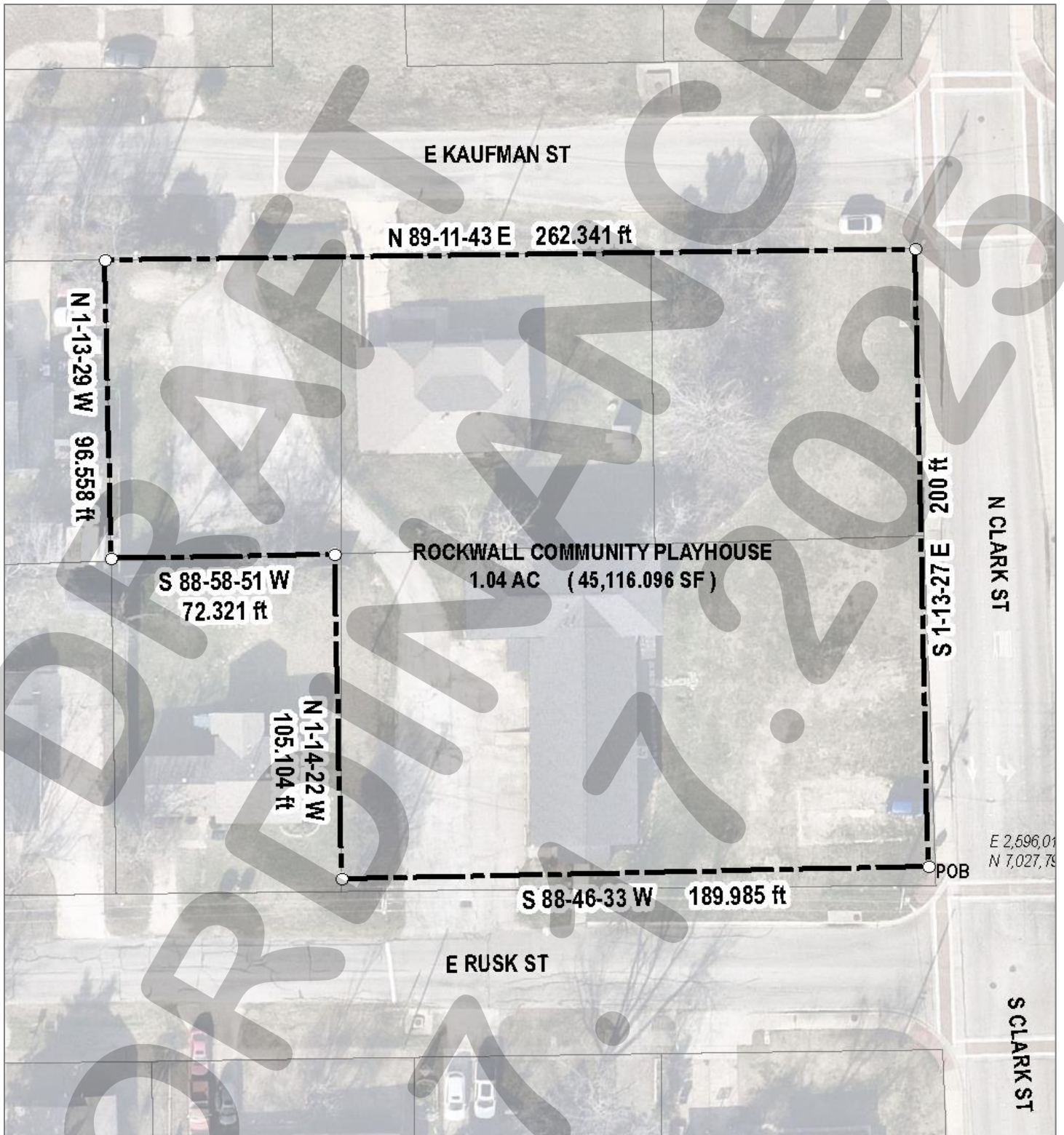


EXHIBIT 'B':
Concept Plan

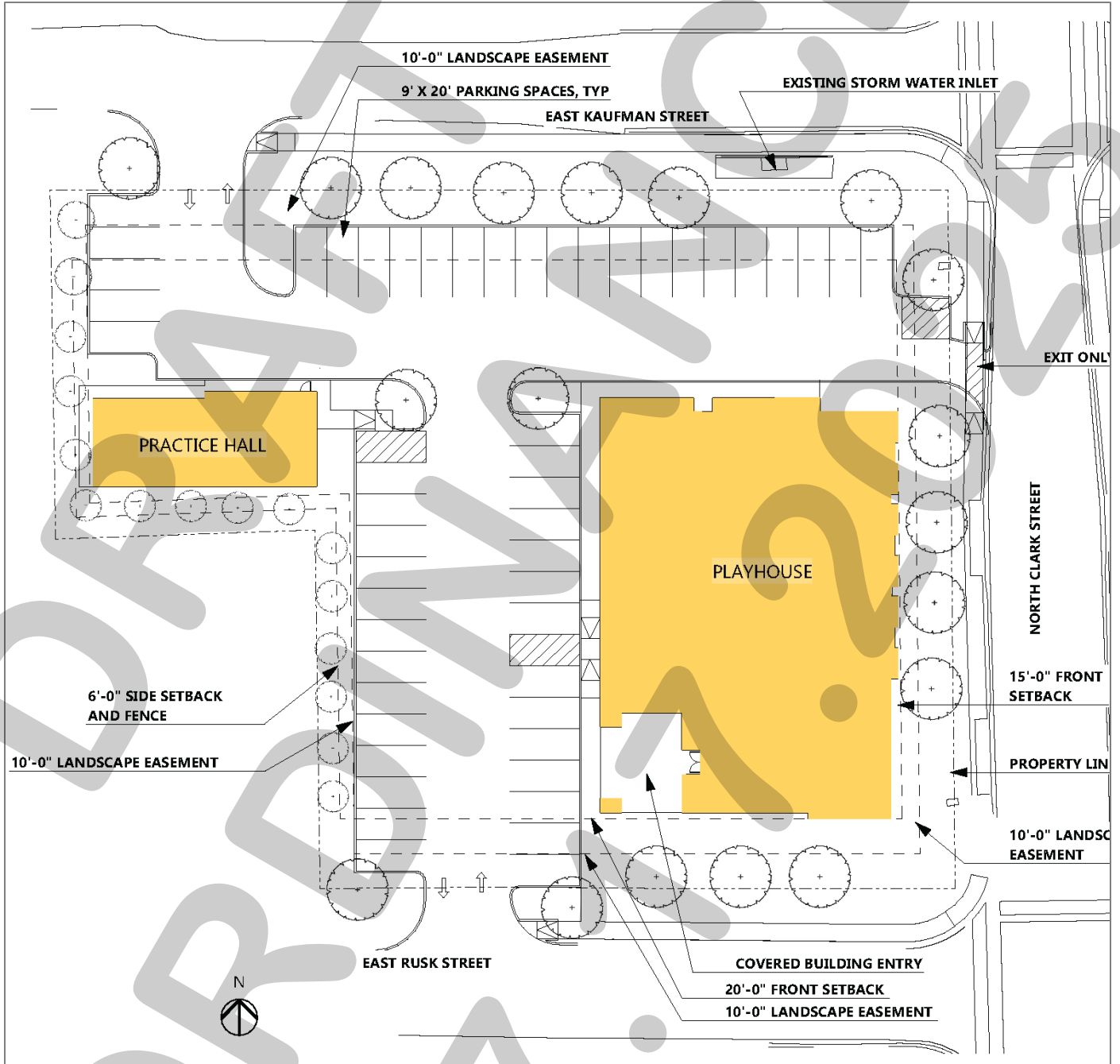
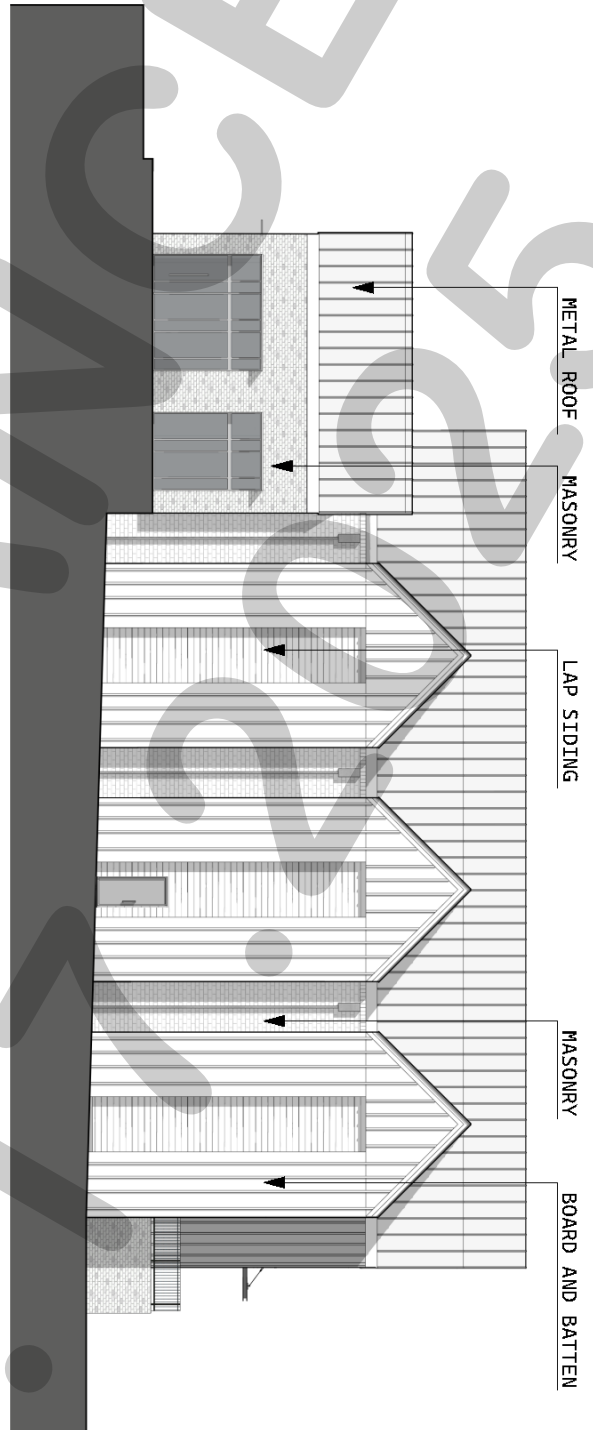
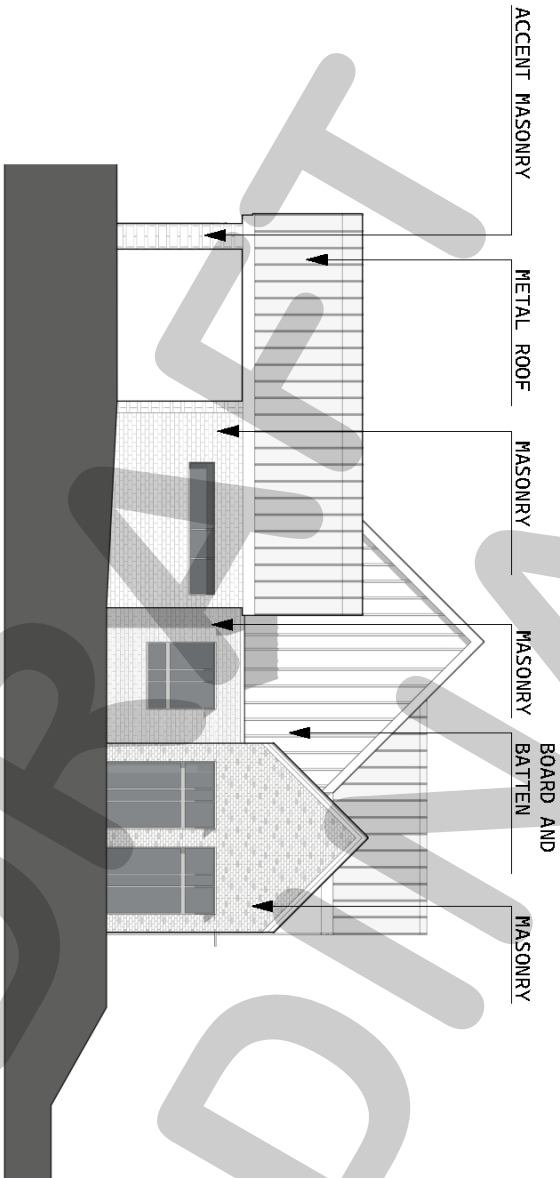


EXHIBIT 'C':
Conceptual Building Elevations

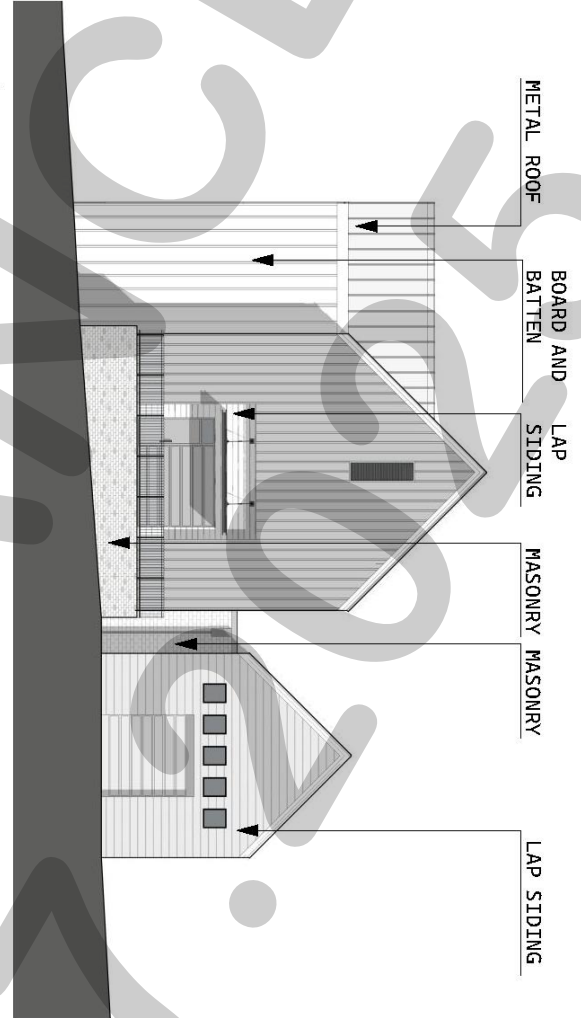


3 | THEATER - EAST ELEVATION
 Scale: 1/16" = 1'-0"

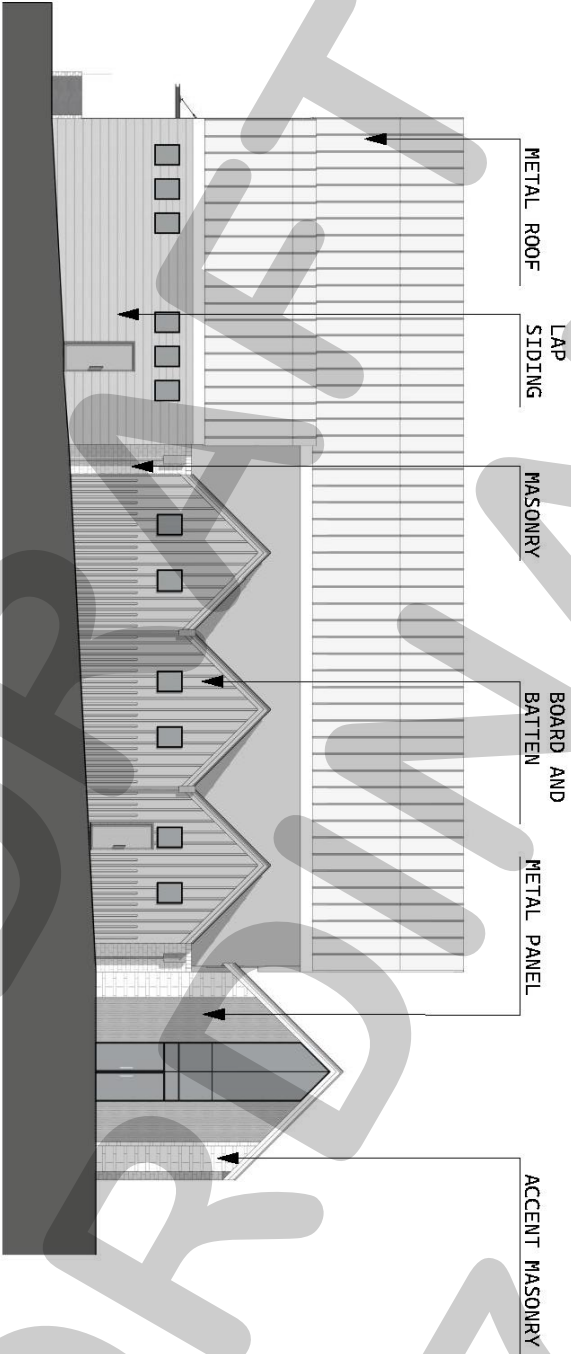


4 | THEATER - SOUTH ELEVATION
 Scale: 1/16" = 1'-0"

EXHIBIT 'C':
Conceptual Building Elevations



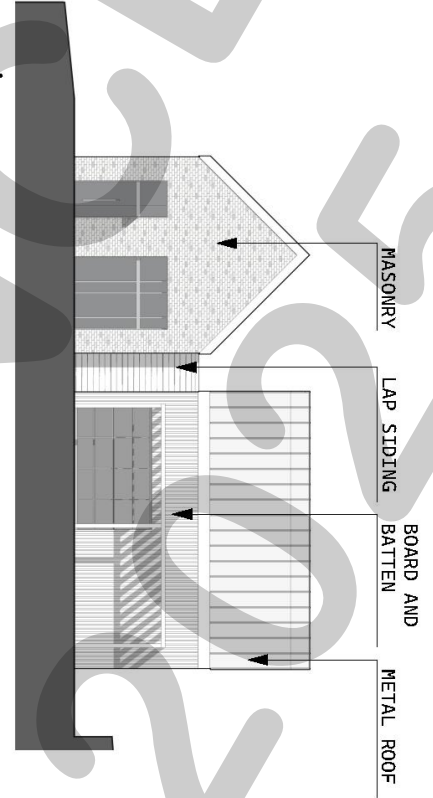
4 | THEATER - NORTH ELEVATION
 Scale: 1/16" = 1'-0"



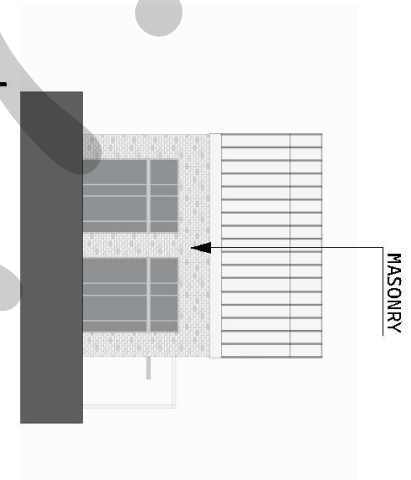
1 | THEATER - WEST ELEVATION
 Scale: 1/16" = 1'-0"

EXHIBIT 'C':
Conceptual Building Elevations

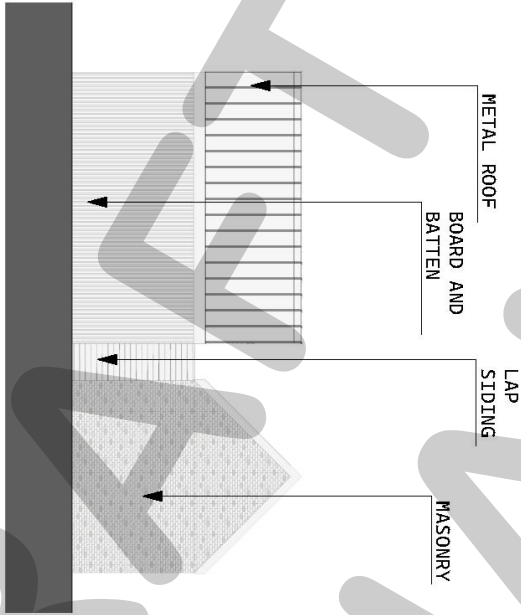
2 | PRACTICE HALL - NORTH ELEVATION
 Scale: 1/16" = 1'-0"



4 | PRACTICE HALL - EAST ELEVATION
 Scale: 1/16" = 1'-0"



5 | PRACTICE HALL SOUTH ELEVATION
 Scale: 1/16" = 1'-0"



7 | PRACTICE HALL - WEST ELEVATION
 Scale: 1/16" = 1'-0"

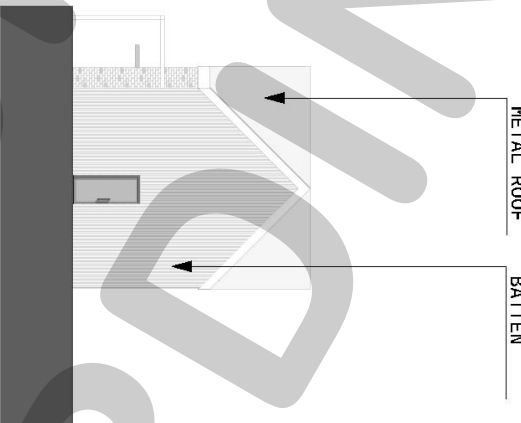


EXHIBIT 'D':
PD Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, are allowed on the *Subject Property*; however, the following additional land uses shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

- ☒ Theater¹

NOTE:

¹: Theater. A *Theater*, shall be defined as a *Community Theater*, whereas a *Community Theater* is a locally organized performing arts organization that produces theatrical productions primarily for the enjoyment, participation, and cultural enrichment of the local community.

- (2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. All development on the *Subject Property* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENISTY AND DIMENSIONAL REQUIREMENTS

ORDINANCE PROVISIONS	ZONING DISTRICT STANDARDS
MINIMUM LOT AREA	7,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	X=20' E. KAUFMAN STREET X=15' N. CLARK STREET X=20' E. RUSK STREET
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	10'
SIDE YARD ADJACENT TO RESIDENTIAL	10'
MAXIMUM BUILDING HEIGHT	55'
MAX BUILDING/LOT COVERAGE	45%
MINIMUM NUMBER OF PARKING SPACES	1 PER 3.20 SEATS

- (3) Residential Adjacency. The *Subject Property* shall be required to provide and maintain a ten (10) foot landscape buffer adjacent to any residentially zoned or used property. The buffer shall include a minimum of a six (6) foot or a maximum of eight (8) foot standard cedar fence, canopy trees on 20-foot centers, and a row of evergreen shrubs along the entire adjacency.
- (4) Landscape Standards. Landscaping shall be reviewed and approved with the Site Plan. All *Canopy/Shade Trees* planted within this Planned Development District shall be a minimum of four (4) caliper inches in size, all *Accent/Ornamental/Under-Story Trees* shall be a minimum

EXHIBIT 'D':
PD Development Standards

of four (4) feet in total height, all *Shrubs* shall be a minimum of five (5) gallons at the time of planting.

- (1) *Landscape Buffer (E. Kaufman Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along E. Kaufman Street, and shall incorporate a row of evergreen shrubs along the entire frontage.
- (2) *Landscape Buffer (N. Clark Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) accent tree per 50-feet of linear frontage and a row of evergreen shrubs along the entire frontage.
- (3) *Landscape Buffer (E. Rusk Street)*. A minimum of a ten (10) foot landscape buffer shall be provided along N. Clark Street, and shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage, and a row of evergreen shrubs along the entire frontage.