

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 15, 2026 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 December 18, 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) **H2025-017 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Small Matching Grant for a fence on a Non-Contributing Property being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Williams 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 January 9, 2026 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
DECEMBER 18, 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 were Haydon Frasier, Allison McNeely, Ben Lewis and Steve
6 Gaskin. Board members absent were Board members Sarah Freed and Fran Webb. Staff members present were Director of Planning and Zoning
7 Ryan Miller, Senior Planner Henry Lee and Planning and Zoning Coordinator Melanie Zavala. Staff members absent from the meeting were Senior
8 Planner Bethany Ross and Planning Technician Angelica Guevara.
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 October 20, 2025 Historic Preservation Advisory (HPAB) meeting.
26

27 Vice-Chairman Frasier made a motion to approve the Consent Agenda. Board Member Gaskin seconded the motion which passed by a vote of 5-0.
28

29 IV. PUBLIC HEARING ITEMS
30

31 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please*
32 *submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic*
33 *Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please*
34 *limit all comments to three (3) minutes out of respect for the time of other citizens.*
35

36 2. H2025-022 (HENRY LEE)
37

38 Hold a public hearing to discuss and consider a request by Matthew Moses for the approval of a Certificate of Appropriateness (COA) to allow the construction
39 of a new fence on a Medium Contributing Property being an ~0.28-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of
40 Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 408
41 Munson Street, and take any action necessary.
42

43 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is requesting a Certificate of Appropriateness
44 (COA) to allow the installation of an eight (8) foot cedar fence. According to the applicant, the fence is requested to provide privacy as well as to
45 create a secure area for the applicant's pet. Because the property is located within the Historic District and is classified as a medium contributing
46 property, a Certificate of Appropriateness is required. The applicant's request does not appear to negatively impact the integrity of the surrounding
47 properties. The rear yard of the subject property abuts the side yard of the adjacent property to the south, which classifies the lot as a keystone lot.
48 Under the City Code, the fence may not extend beyond the established line, as doing so would cause it to be considered a front yard fence. If
49 approved, the Historic Preservation Advisory Board will forward a recommendation to the Planning and Zoning Commission. Staff mailed thirty-two
50 (32) notices to property owners and applicants within 200 feet of the subject property. At this time, staff has not received any responses.
51

52 **Matt Moses**
53 408 Munson Street
54 Rockwall, TX 75087
55

56 Mr. Moses explained they recently bought the house and needed to install a fence.
57

58 Vice-Chairman Frasier asked if there was a fence already from the neighbor behind their yard.
59

60 Director of Planning and Zoning Ryan Miller explained the visibility issues was not a problem in this aspect.
61

62 Chairman Tiffany Miller asked if the fence was to cover the two windows.
63

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

65 **Marisa Lecour**
66 **406 S. Tyler Street**
67 **Rockwall, TX 75087**

68
69 **Mrs. Lecour came forward and explained it would be a benefit and would allow privacy for them as well as the applicant.**

70
71 **Chairman Miller opened asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Miller**
72 **closed the Open forum and brought the item back for discussion or action.**

73
74 **Board Member Lewis made a motion to approve H2025-022. Board Member Gaskin seconded the motion which passed by a vote of 5-0**

75
76 **V.DISCUSSION ITEMS**

77
78 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
79 *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*
80 *these items are considered for action by the Historic Preservation Advisory Board.*

81
82 3. Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

83
84 **VI.ADJOURNMENT**

85
86 **Chairman Tiffany Miller adjourned the meeting at 6:16PM**

87
88 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
89 OF _____ 2026.

90
91
92 _____
93 TIFFANY MILLER, CHAIRMAN

94
95
96 _____
97 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

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: January 15, 2026
APPLICANT: Connie Ryan
CASE NUMBER: H2025-017; *Small Matching Grant for 502 Williams Street*

On October 31, 2025, staff received an application for a Certificate of Occupancy [Case No. H2025-016], Small Matching Grant [Case No. H2025-017] and a Building Permit Fee Waiver [Case No. H2025-018] from the property owner -- *Connie Ryan* -- for the purpose of replacing a wood fence on a *Non-Contributing Property*. As the property is classified as *Non-Contributing* and the proposed fence replacement constituted a *like-in-kind* improvement, staff subsequently withdrew these applications administratively. At that time, staff was not aware that the applicant intended to continue pursuing the Small Matching Grant, and directed that the building permit be issued for the fence [Case No. RES2025-6674]. After conferring with the applicant, the Director of Planning and Zoning allowed the Small Matching Grant application to move forward despite the building permit having been issued.

According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), properties that are *Non-Contributing* shall be eligible for a total grant amount of up to \$500.00. In this case, the subject property is located within the Old Town Rockwall (OTR) Historic District and meets the eligibility requirements for participation in the Small Matching Grants Program. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvements and beautification projects." The proposed fence replacement constitutes a visible improvement from the public right-of-way and is therefore eligible for consideration. Consideration of a request for a Small Matching Grant is a discretionary decision for the Historic Preservation Advisory Board (HPAB), which may determine whether the nature and scope of the improvement sufficiently advances the program's objectives to merit funding.

The total project valuation provided by the applicant is \$20,941.00, which would qualify the application for a Small Matching Grant of up to \$500.00. As mentioned previously, approval of such a grant, is a discretionary decision of the Historic Preservation Advisory Board (HPAB). As of October 1, 2025, the HPAB has not awarded any Small Matching Grants for FY2026. If this request is approved, the remaining balance in the Small Matching Grants Fund would be reduced to \$4,500.00.



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 502 Williams St

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	<u>Connie Ryan</u>	APPLICANT(S) NAME	_____
ADDRESS	<u>502 Williams St</u>	ADDRESS	_____
	<u>Rockwall TX 75087</u>		_____
PHONE	<u>972 971 9078</u>	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: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 20,941.00

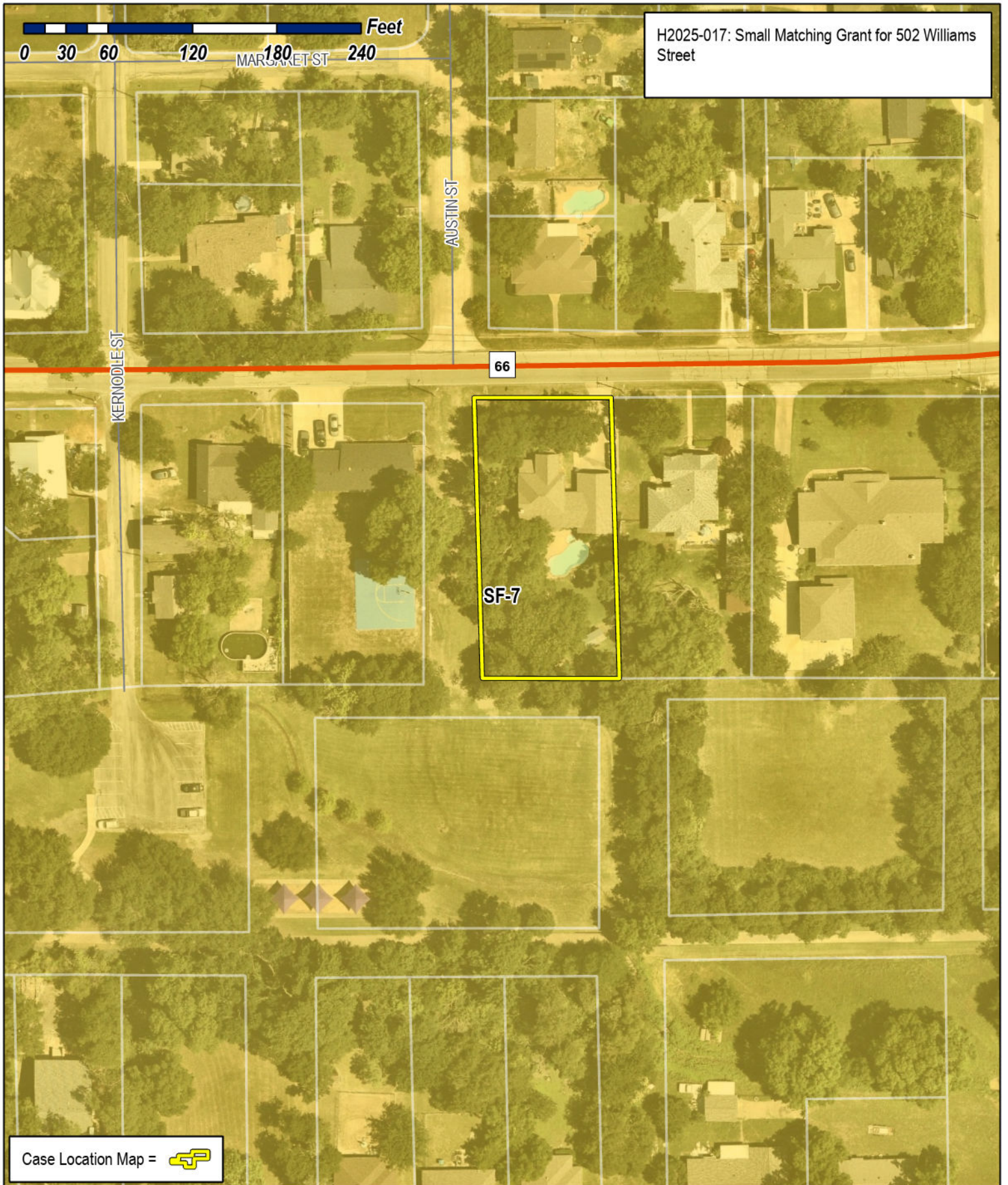
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS,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

replacing a 25yr old fence

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 Connie Ryan APPLICANT'S SIGNATURE Connie Ryan



H2025-017: Small Matching Grant for 502 Williams Street

SF-7

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.

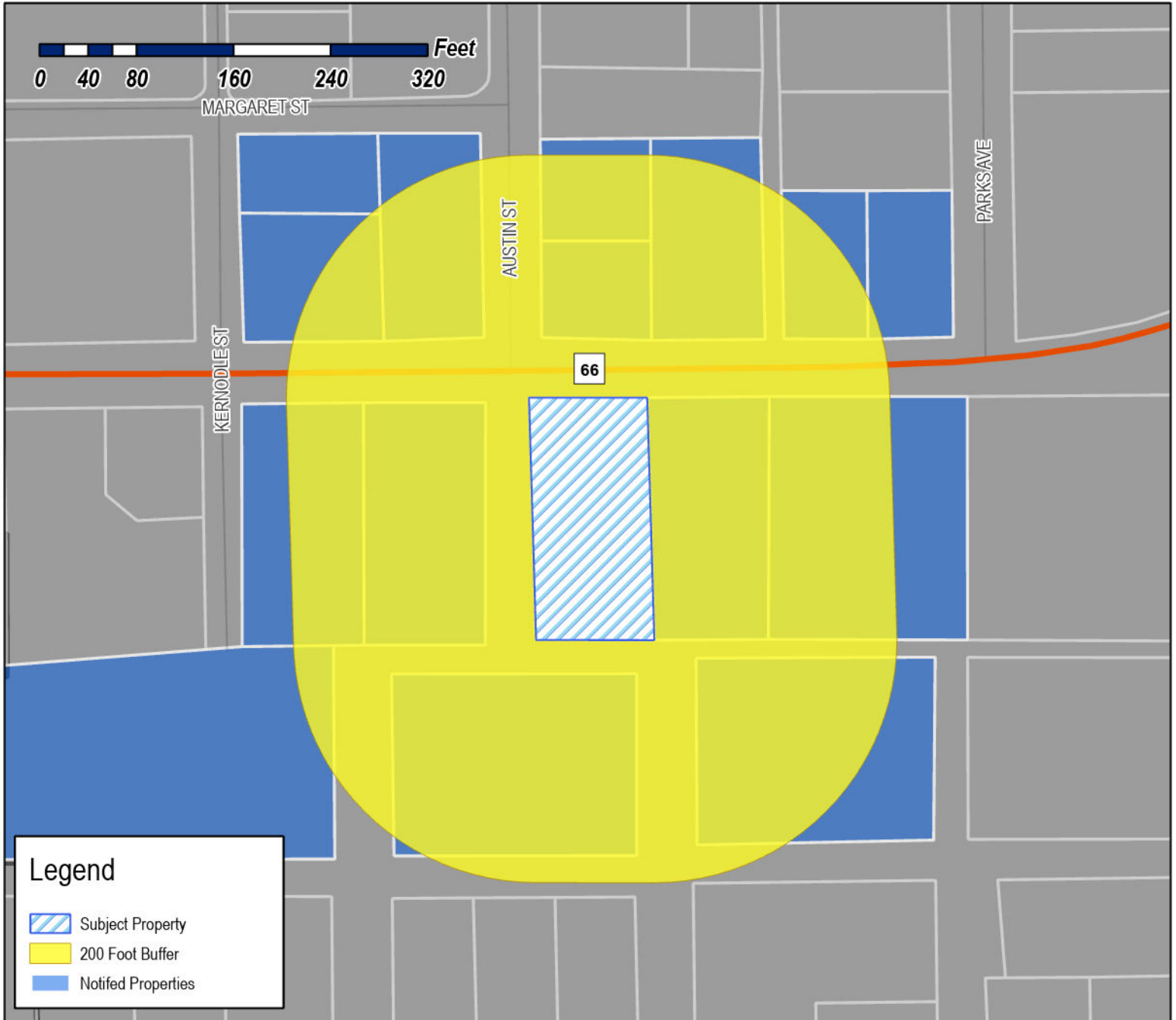




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Case Number: H2025-017
Case Name: Certificate of Appropriateness (COA) for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Williams Street

Date Saved: 11/4/2025

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



THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

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

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

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

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 Williams St
Rockwall, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
Heath, TX 75032

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

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

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

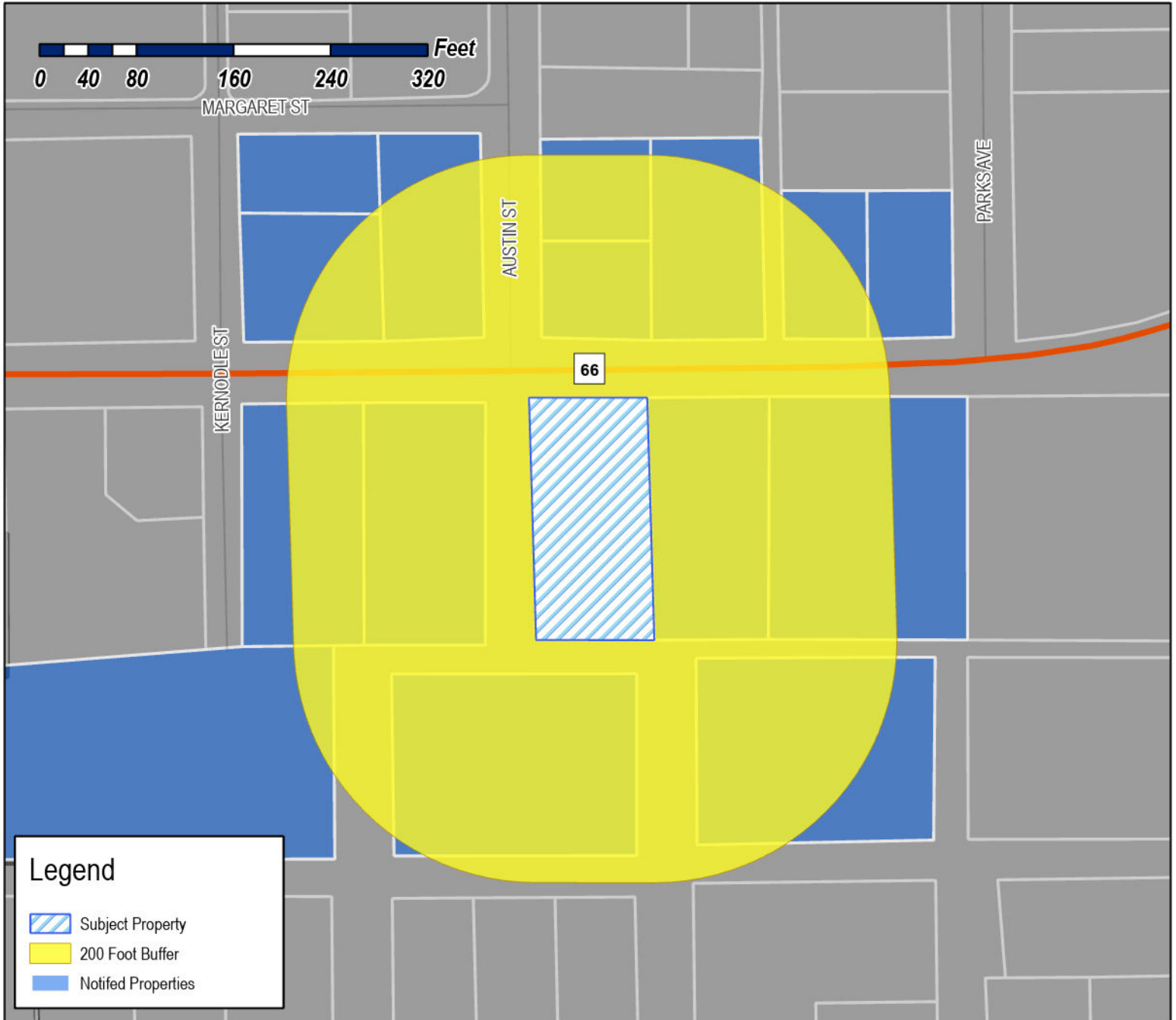
RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087



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Case Number: H2025-017
Case Name: Certificate of Appropriateness (COA) for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Williams Street

Date Saved: 11/4/2025

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



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. H2025-017: Small Matching Grant for a Fence at 502 Williams Street

Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Small Matching Grant for a fence on a Non-Contributing Property being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Williams 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, January 15, 2026 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:

Bethany Ross
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, January 15, 2026 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. H2025-017: Small Matching Grant for a Fence at 502 Williams Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

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





502



502

NOV 10 2004