

MINUTES

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

2 I. CALL TO ORDER

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4 **Chairman Jay Odom brought the meeting to order at 6:00 PM. Board members present were Sarah Freed, Haydon Frasier, Tiffany Miller, Alma**
5 **McClintock, and Marci Hall. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Bethany Ross and Henry Lee,**
6 **Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala.**

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8 II. OPEN FORUM

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10 *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.*
11 *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*
12 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*
13 *the Texas Open Meetings Act.*

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15 **Chairman Odom opened the Open Forum and asked anyone who wished to speak to come forward at this time.**

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17 **Carol Crow**
18 **504 Williams Street**
19 **Rockwall, TX 75087**

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21 **Mrs. Crow came forward and stated she wants to make the guidelines from the UDC easier to find. She added that a big problem popping up was**
22 **people buying old homes and rezoning them as Commercial.**

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24 **Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the Open Forum.**

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26 III. CONSENT AGENDA

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

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30 1. Approval of Minutes for the February 16, 2023 Historic Preservation Advisory (HPAB) meeting.

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32 **Board member Freed made a motion to approve the consent agenda. Board member McClintock seconded the motion which passed by a vote of 6-**
33 **0.**

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35 IV. PUBLIC HEARING ITEMS

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37 *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*
38 *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*
39 *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*
40 *limit all comments to three (3) minutes out of respect for the time of other citizens.*

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42 2. H2023-004 (HENRY LEE)

43 Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of
44 Appropriateness for exterior alterations on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer &
45 Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic
46 District, addressed as 406 Williams Street, and take any action necessary.

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48 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of Appropriateness**
49 **(COA) on a Medium Contributing property. This was reviewed by the Board a few months ago but the request was denied. The previous request**
50 **was to replace the windows on the house, replace the garage door and paint the exterior of the house white. The applicant has resubmitted and is**
51 **making the same request to replace the windows with vinyl windows instead of the existing ones that appear to be aluminum frame. Also, instead**
52 **of doing the brick of the garage door, they want to replace them with a wood carriage door. Planner Lee advised that notices were sent out to**
53 **adjacent property owners but staff had not received any notices back at this time.**

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55 **Director of Planning and Zoning Ryan Miller advised that the rock driveway will have to removed and replaced with concrete.**

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57 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**
58 **such, Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.**

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60 **Fernando Hernandez**
61 **6800 Arapaho Road**
62 **Dallas, TX 75248**

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64 **Mr. Hernandez came forward and provided additional details in regard to his request.**

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66 **Board member Frasier asked if it'll be a functional garage door.**
67 **Board member Miller asked if the garage was going to be used as a study or as storage.**

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69 **Board member McClintock made a motion to approve H2023-004. Board member Freed seconded the motion which passed by a vote of 5-1, with**
70 **Board member Miller dissenting.**

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72 V. DISCUSSION ITEMS

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74 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
75 *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*
76 *these items are considered for action by the Historic Preservation Advisory Board.*


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

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

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82 VI. ADJOURNMENT

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84 **Chairman Odom adjourned the meeting at 6:19 PM.**

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86 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 10th DAY
87 OF May 2023.

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93 JAY ODOM, CHAIRMAN

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97 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR