

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 19, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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3 I. CALL TO ORDER

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5 Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present were Vice-Chairman Haydon Frasier, board member Sarah
6 Freed, Allison McNeely, Fran Webb and Steve Gaskin. Board members absent were board member Ben Lewis. Staff members present were Director
7 of Planning and Zoning Ryan Miller, Senior Planner Henry Lee. Staff members absent from the meeting were Senior Planner Bethany Ross, Planning
8 Technician Angelica Guevara and Planning Coordinator Melanie Zavala.

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10 II. OPEN FORUM

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

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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.

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20 III. CONSENT AGENDA

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

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25 1. Approval of Minutes for the January 15, 2026 Historic Preservation Advisory (HPAB) meeting.

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

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29 IV. PUBLIC HEARING ITEMS

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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*
32 *section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or*
33 *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*
34 *audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

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36 2. **H2026-001 (HENRY LEE)**

37 Hold a public hearing to discuss and consider a request by Billy Campo of Quint-Pro Siding Windows on behalf of Mark Reynolds for the approval
38 of a Certificate of Appropriateness (COA) for exterior improvements on a Medium Contributing Property being a 0.2296-acre parcel of land
39 identified as Lot 1, Block A, Right at Home Healthcare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
40 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703
41 N. Goliad Street, and take any action necessary.

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43 Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is requesting a Certificate of Appropriateness
44 to allow the siding to remain. They previously had wood and vinyl siding but replaced it with LP SmartSide siding, which is an engineered wood
45 siding. When reviewing the historic district standards, the board should consider whether the material and structural decorative elements are typical
46 of the style and whether alterations are compatible with neighboring historic structures. The siding appears to be compatible with other homes that
47 are still residential or have been converted to commercial use. Staff mailed notices to property owners and occupants within 200 feet of the subject
48 property and received one response in favor of the applicant's request.

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50 **Billy Campo**
51 **240 Windy Lane**
52 **Rockwall, TX 75032**

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54 Mr. Campo came forward and provided details in regards to his request.

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56 Chairman Miller asked if they had to replace the shutters as well.

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58 Vice-Chairman Frasier asked if windows had been replaced as well.

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60 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
61 such, Chairman Miller closed the Public hearing and brought the item back for discussion or action.

63 Board Member Gaskin asked how long PD-50 had been around.
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65 Director of Planning and Zoning Ryan Miller explained PD-50 had been around for the early to mid-2000s. that he dd not have the exact date.
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67 Board Member Freed made a motion to approve H2026-001. Board Member Gaskin seconded the motion which passed by a vote of 4-1 with Chairman
68 Miller dissenting.
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70 V. DISCUSSION ITEMS

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72 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information*
73 *and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on*
74 *these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*
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76 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
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78 VI. ADJOURNMENT

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80 Chairman Tiffany Miller adjourned the meeting at 6:12PM

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82 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
83 OF _____ 2026.
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TIFFANY MILLER, CHAIRMAN

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91 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR
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