

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 15, 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, Ben Lewis. Fran Webb and Steve Gaskin. Board members absent were Board members Allison McNeely. Staff members present were Director
7 of Planning and Zoning Ryan Miller, Senior Planner Bethany Ross and Planning and Zoning Coordinator Melanie Zavala. Staff members absent from
8 the meeting were Senior Planner Henry Lee and Planning Technician Angelica Guevara.
9

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 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
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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 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 December 18, 2025 Historic Preservation Advisory (HPAB) meeting.
26

27 Board Member Freed made a motion to approve Consent Agenda. Board Member Lewis seconded the motion which passed by a vote of 6-0.
28

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 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. H2025-017 (BETHANY ROSS)
37

38 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
39 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-
40 7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Williams Street, and take any action necessary.

41 Senior Planner Bethany Ross Provided a brief summary in regard to the applicants request. The applicant is requesting a small matching grant for
42 the replacement of a wood fence on a non-contributing property. This was a like and kind improvement and it is eligible for a grant of up to \$500. The
43 total project valuation provided by the applicant was \$20,941. If this does get approved this would be the first small matching grant and the und will
44 go down to \$4,500. Staff mailed out notices to property owners and occupants within 200 feet of the subject property. At this time, staff has not
45 received any notices in return.
46

47 Connie Ryan
48 502 Williams Street
49 Rockwall, TX 75087
50

51 Mrs. Ryan came forward and explained her fence was falling apart and they needed to repair it.
52

53 Chairman Miller asked if the fence had already been put up.
54

55 Director of Planning and Zoning Ryan Miller explained typically they don't allow applicants to submit for a small matching grant after work has been
56 completed and made the exception to take the case after the fact since there was confusion with the original application whether it required a COA
57 the applicant had actually made the application for small matching grant but at that time we weren't having another deadline and when staff explained
58 she didn't need to get a COA the applications were taken out but she would've had to wait an entire month to make the application for a small
59 matching grant and that coupled with the holidays staff told her to go ahead and do the improvements and then request a small matching grant.
60

61 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.
62

63 Carol Crow
64 504 Williams Street

65 Rockwall, TX 75087

66
67 Mrs. Crow came forward and expressed her support in regards to her case.

68
69 Chairman Miller asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Miller closed the
70 Public hearing and brought the item back for discussion or action.

71
72 Board member Freed made a motion to approve H2025-017. Vice chairman Frasier seconded the motion which passed by a vote of 5-1 with Chairman
73 Miller dissenting.

74
75 V. DISCUSSION ITEMS

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

80
81 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

82
83 Director of Planning and Zoning Ryan Miller thanked Carol Crow for everything she has done for the Historic Preservation Advisory Board.

84
85 VI. ADJOURNMENT

86
87 Chairman Tiffany Miller adjourned the meeting at 6:12PM

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

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92 
93 _____
94 TIFFANY MILLER, CHAIRMAN

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96
97
98 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR
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