

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
AUGUST 21, 2025 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 Sarah Freed, Haydon Frasier, and Fran Webb. Board  
6 members absent were Board members Ben Lewis, Alison McNealy, and Steve Gaskin. Staff members present Senior Planner Bethany Ross and  
7 Director of Planning and Zoning Ryan Miller. Staff members absent from the meeting were Senior Planner Henry Lee, Planning Technician Angelica  
8 Guevara, and Planning and Zoning 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 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.*  
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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 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 July 17, 2025 Historic Preservation Advisory (HPAB) meeting.  
26

27 Chairman Tiffany Miller asked if the requested minor change had been made to the minutes. Director of Planning and Zoning Ryan Miller confirmed.  
28 Board Member Sarah Freed made a motion to approve the Consent Agenda. Board Member Fran Webb seconded the motion which passed by a  
29 vote of 4-0.  
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31 IV. PUBLIC HEARING ITEMS  
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33 *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*  
34 *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*  
35 *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*  
36 *limit all comments to three (3) minutes out of respect for the time of other citizens.*  
37

38 2. H2025-014 (ANGELICA GUEVARA)  
39

40 Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Certificate of Appropriateness  
41 (COA) for the construction of an accessory building on a Medium Contributing Property being a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition,  
42 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as  
43 710 Hartman Street, and take any action necessary.

44 Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. The 1,548 SF single-family home on the subject property  
45 was constructed circa 1950 with Folk Victorian stylistic influences. The applicant is requesting a Certificate of Appropriateness (COA) to add a 30-  
46 foot by 30-foot Detached Garage to be placed within the backyard of the property with very limited visibility from any right-of-way or adjacent  
47 properties. The Unified Development Code states that the building must be architecturally compatible with the primary structure; however, in this  
48 case, the applicant is requesting a metal building which would not be consistent with the primary structure. Senior Planner Bethany Ross pointed  
49 out that the applicant is also proposing to remove the existing accessory buildings on the property and that the COA request is a discretionary  
50 decision for the Historic Preservation Advisory Board. If the COA is approved, a recommendation of approval will be sent to the Planning and Zoning  
51 Commission for the Specific Use Permit (SUP) which is required for the size of the building. On July 31, 2025, staff mailed 23 property owner  
52 notifications to property owners and occupants within 200-feet of the subject property. At this time, there have not been any notices returned in  
53 regard to this request.  
54

55 Marcelino Rendon  
56 719 Fairfax Lane  
57 Rockwall, Texas 75087  
58

59 Anthony Rendon  
60 710 Hartman Street  
61 Rockwall, Texas 75087

62 The applicants just added that the detached garage would be for storage of lawn equipment and vehicles for protection from the elements as the  
63 primary structure does not have an attached garage.  
64  
65 Board member Hayden Frasier asked if the three accessory buildings would be removed from the property.  
66  
67 Board Member Hayden Frasier asked the applicant if they would be willing to match the color of the existing home. The applicant agreed to do so.  
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69 Chairman Tiffany Miller stated that she only had concerns about the building not matching the existing home and the proposed size of the building.  
70  
71 Chairman Tiffany Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time, there being no one  
72 indicating such Chairman Tiffany Miller closed the open forum.  
73  
74 Board Member Frasier made a motion to approve COA as presented with the stipulation of the color to match the existing primary structure. Board  
75 Member Freed seconded the motion which passed by a vote of 4-0.  
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77 V. DISCUSSION ITEMS  
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79 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will*  
80 *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*  
81 *items are considered for action by the Historic Preservation Advisory Board.*  
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83 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)  
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85 VI. ADJOURNMENT  
86

87 **Chairman Tiffany Miller adjourned the meeting at 6:19PM**  
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89 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>th</sup> DAY  
90 OF ~~September~~ 2025.

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95 \_\_\_\_\_  
96 TIFFANY MILLER, CHAIRMAN

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99 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR  
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