

# MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
APRIL 16, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

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

## 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.*

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 being no one indicating such Chairman Tiffany Miller closed the open forum.

## 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 March 19, 2026 Historic Preservation Advisory (HPAB) meeting.

Board Member Webb made a motion to approve the Consent Agenda. Board Member Freed seconded the motion which passed by a vote of 5-0.

## 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.*

Board Member Webb stated that she would recuse herself from consideration of this agenda item

### 2. H2026-002 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Fran and Rodney Webb for the approval of a Small Matching Grant for a Front Yard Fence replacement on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot 11, Block C, Griffith 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 507 E. Rusk Street, and take any action necessary.

Planning Technician Angelica Guevara explained that the subject property, addressed as 507 East Rusk Street, is designated as a medium-contributing property within the Old Town Rockwall Historic District. According to the City's historic property survey, the residence was constructed circa 1890 and exhibits full Victorian architectural influences. Mrs. Guevara stated that the applicant is requesting a Small Matching Grant to replace an existing wrought iron fence with a three-foot antique iron fence. She explained that, pursuant to the Unified Development Code, contributing residential properties within the Old Town Rockwall Historic District are eligible for matching grant funds of up to \$1,000. The subject property qualifies for consideration as it is located within the district and classified as a medium-contributing property. Mrs. Guevara noted that the purpose of the Small Matching Grant Program is to encourage beautification and minor improvement projects. The proposed fence replacement would be visible from the public street and appears to meet the intent of the program based on the applicant's scope of work. She reported that the applicant provided a total project valuation of \$2,545, making the project eligible for a matching grant of up to \$1,000. Approval of the request, however, remains at the discretion of the Historic Preservation Advisory Board. Mrs. Guevara further stated that, as of October 1, 2025, the Historic Preservation Advisory Board had approved one other Small Matching Grant for Fiscal Year 2026. If approved, the remaining grant balance would be reduced to \$3,500. Finally, Mrs. Guevara reported that staff mailed 38 public notifications on April 6 to property owners and occupants within 200 feet of the subject property. As of the meeting date, no responses had been received regarding the applicant's request.

Rodney Webb  
507 E. Rusk Street  
Rockwall, TX 75087

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

63 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  
64 such, Chairman Miller closed the Public hearing and brought the item back for discussion or action.  
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66 Board Member Lewis made a motion to approve H2026-002. Board Member McNeely seconded the motion which passed by a vote of 3-1 with  
67 Chairman Miller dissenting  
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69 V.DISCUSSION ITEMS  
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71 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information*  
72 *and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on*  
73 *these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*  
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75 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)  
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77 VI.ADJOURNMENT  
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79 Chairman Tiffany Miller adjourned the meeting at 6:19PM  
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81 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS  
82 THE 18 DAY OF June 2026.  
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86 TIFFANY MILLER, CHAIRMAN  
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90 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR  
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