



CASE COVER SHEET

City of Rockwall
Planning and Zoning
Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

CERTIFICATE OF APPROPRIATENESS (COA)
BUILDING PERMIT FEE WAIVER
SMALL MATCHING GRANT (SMG)

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS (SELECT APPLICABLE):

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS (SELECT APPLICABLE):

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 502 Williams St

SUBDIVISION _____ LOT _____ BLOCK _____

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Connie Ryan

APPLICANT(S) NAME _____

ADDRESS 502 Williams St

ADDRESS _____

Rockwall TX 75087

PHONE 972 971 9078

PHONE _____

E-MAIL _____

E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST (PLEASE PRINT)

CONSTRUCTION TYPE (CHECK ONE):

- EXTERIOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- RELOCATIONS
- OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ 20,941.00

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

replacing a 25yr old fence

OWNER & APPLICANT STATEMENT (ORIGINAL SIGNATURES REQUIRED)

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

Connie Ryan

APPLICANT'S SIGNATURE

Connie Ryan





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: January 15, 2026
APPLICANT: Connie Ryan
CASE NUMBER: H2025-017; *Small Matching Grant for 502 Williams Street*

On October 31, 2025, staff received an application for a Certificate of Occupancy [Case No. H2025-016], Small Matching Grant [Case No. H2025-017] and a Building Permit Fee Waiver [Case No. H2025-018] from the property owner -- *Connie Ryan* -- for the purpose of replacing a wood fence on a *Non-Contributing Property*. As the property is classified as *Non-Contributing* and the proposed fence replacement constituted a *like-in-kind* improvement, staff subsequently withdrew these applications administratively. At that time, staff was not aware that the applicant intended to continue pursuing the Small Matching Grant, and directed that the building permit be issued for the fence [Case No. RES2025-6674]. After conferring with the applicant, the Director of Planning and Zoning allowed the Small Matching Grant application to move forward despite the building permit having been issued.

According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), properties that are *Non-Contributing* shall be eligible for a total grant amount of up to \$500.00. In this case, the subject property is located within the Old Town Rockwall (OTR) Historic District and meets the eligibility requirements for participation in the Small Matching Grants Program. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvements and beautification projects." The proposed fence replacement constitutes a visible improvement from the public right-of-way and is therefore eligible for consideration. Consideration of a request for a Small Matching Grant is a discretionary decision for the Historic Preservation Advisory Board (HPAB), which may determine whether the nature and scope of the improvement sufficiently advances the program's objectives to merit funding.

The total project valuation provided by the applicant is \$20,941.00, which would qualify the application for a Small Matching Grant of up to \$500.00. As mentioned previously, approval of such a grant, is a discretionary decision of the Historic Preservation Advisory Board (HPAB). As of October 1, 2025, the HPAB has not awarded any Small Matching Grants for FY2026. If this request is approved, the remaining balance in the Small Matching Grants Fund would be reduced to \$4,500.00.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
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STAFF USE ONLY

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OWNER'S SIGNATURE

Connie Ryan

APPLICANT'S SIGNATURE

Connie Ryan



H2025-017: Small Matching Grant for 502 Williams Street

SF-7

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

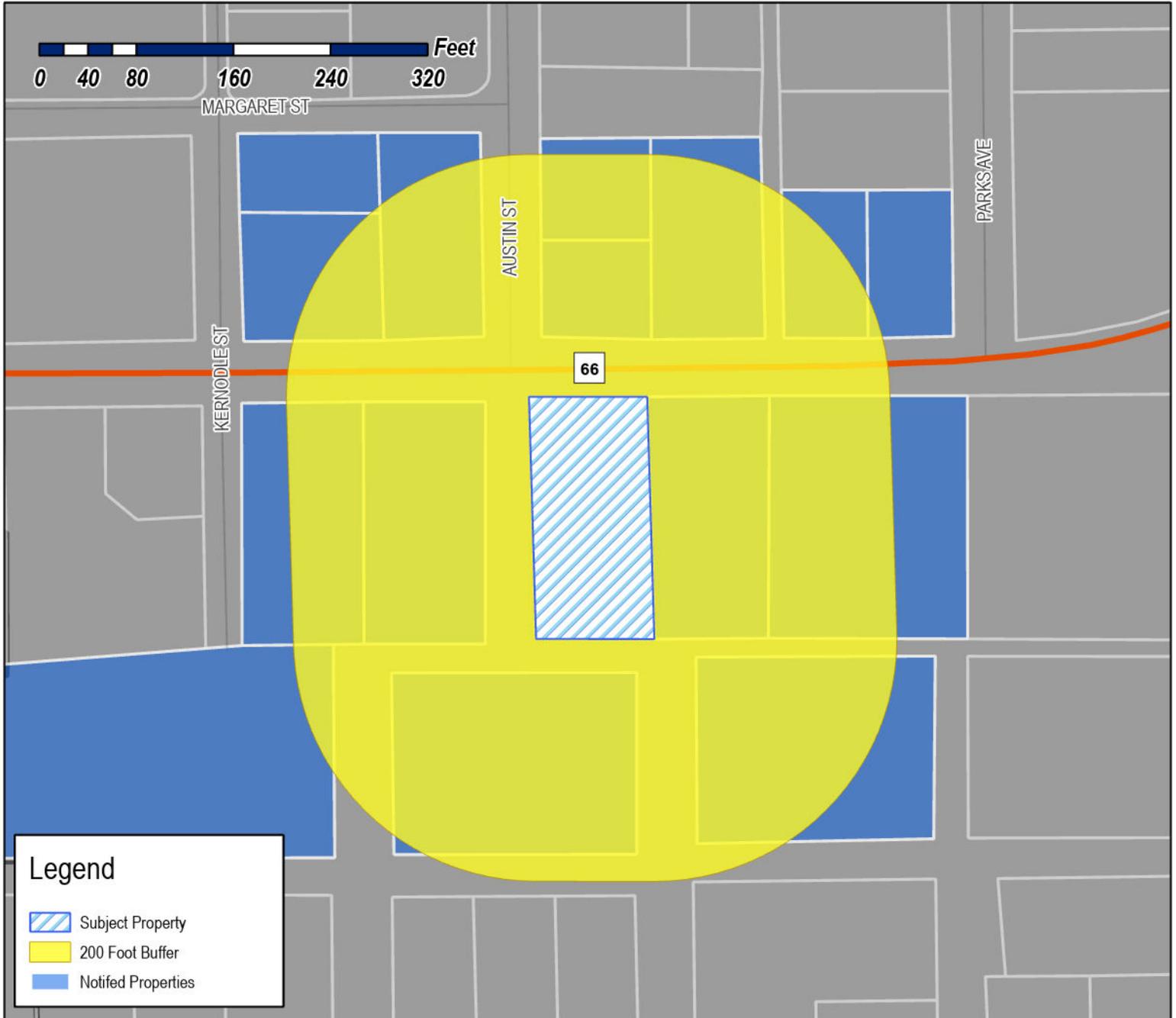




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Case Number: H2025-017
Case Name: Certificate of Appropriateness (COA) for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Williams Street

Date Saved: 11/4/2025

For Questions on this Case Call: (972) 771-7745



THOMISON JEREMY & JULIE JAMES
507 WILLIAMS STREET
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 Williams St
Rockwall, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
Heath, TX 75032

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
504 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

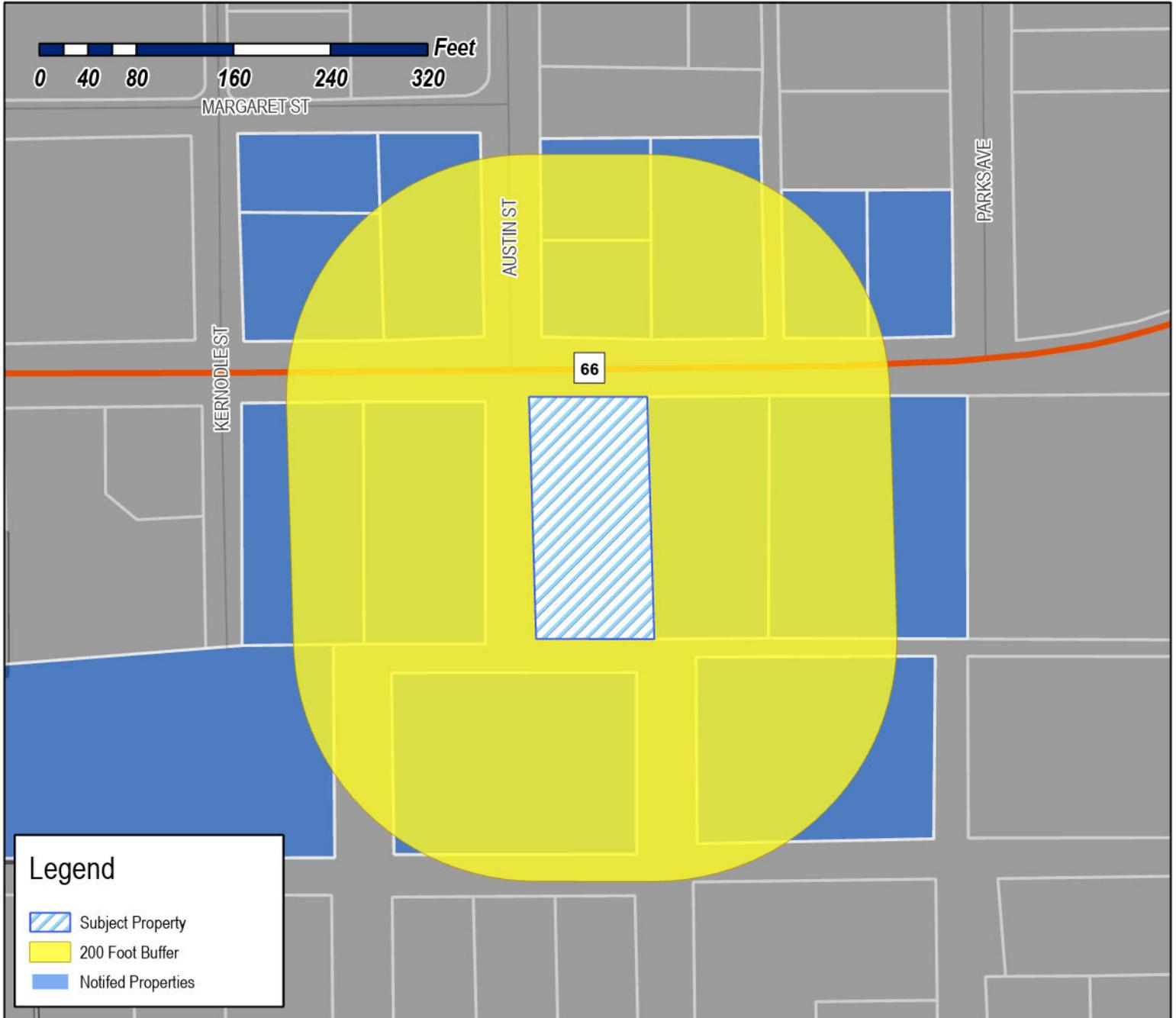
RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087



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Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-017
Case Name: Certificate of Appropriateness (COA) for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 502 Williams Street

Date Saved: 11/4/2025

For Questions on this Case Call: (972) 771-7745



PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2025-017: Small Matching Grant for a Fence at 502 Williams Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, January 15, 2026 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, January 15, 2026 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2025-017: Small Matching Grant for a Fence at 502 Williams Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





502



502

NOV 10 2004



DATE: January 16, 2026

TO: Connie Ryan
502 Williams Street
Rockwall, TX 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2025-017; Small Matching Grant for 502 Williams Street

Connie:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on January 15, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On January 15, 2026, the Historic Board approved a motion to approve the Small Matching Grant of \$500.00 by a vote of 5-1, with Board Members Miller dissenting and Board Member McNeely absent.

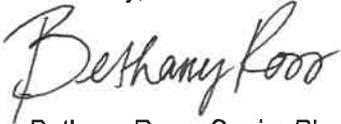
Small Matching Grant

The total valuation of the project provided by the applicant is \$20,941.00, and would qualify for a Small Matching Grant of \$500.00.

Once the proposed project has been completed, the applicant shall submit a sworn statement of completion acknowledging that the project has been completed in accordance with the application submitted and approved by the HPAB. In addition, the applicant will be required to submit all receipts for the cost of the project. Within 15-days of the receipt of the sworn statement of completion, staff shall verify that the improvements have been completed as required by the HPAB and document the improvements for the City's records. If the improvements have been completed as approved, staff will issue a check request in the applicant's name to the Finance Department for the full amount approved by the HPAB.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department