

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 16, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Jay Odom called the meeting to order at 6:00 PM. Board members present were Sarah Freed, Marci Hall, Brad Adams, Sarah Freed
5 and Tiffany Miller. Absent from the meeting were Board members Beverly Bowlin and Alma McClintock. Staff members present were Planning
6 and Zoning Director Ryan Miller, Planners Henry Lee and Andrew Reyna, and Planning and Zoning Coordinator Angelica Gamez.
7

8 II. OPEN FORUM
9

10 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per*
11 *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*
12 *the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the*
13 *Texas Open Meetings Act.*
14

15 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no
16 one coming forward to speak Chairman Odom closed the open forum.
17

18 III. CONSENT AGENDA
19

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

- 23 1. Approval of Minutes for the November 18, 2021 Historic Preservation Advisory (HPAB) meeting.
24

25 Board member Adams made a motion to approve the consent agenda. Board member Miller seconded the motion which passed by a vote of
26 5-0 with Board members McClintock and Bowlin absent.
27

28 IV. PUBLIC HEARING ITEMS
29

30 *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,*
31 *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*
32 *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*
33 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
34

- 35 2. H2021-008 (ANDREW REYNA)
36

37 Hold a public hearing to discuss and consider a request by Karen Roggenkamp for the approval of a Certificate of Appropriateness (COA) for a Medium
38 Contributing Property being a 1.189-acre tract of land identified as a portion of Lots 3, 4, 5, 6, & 11 and all of Lots 12, 13, 14, 15, & 16, Block B, Eppstein
39 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District,
40 addressed as 309 Star Street, and take any action necessary.

41 Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting an exception for the construction of a
42 6-foot front yard fence. The subject property is a mid-century style home and it is classified as a medium contributing property. The applicant
43 had begun construction on a fence prior to knowing they had to come before the HPAB approval. At that point, the applicant did stop
44 construction on the fence and submitted the application for COA approval. They are proposing to build a horizontal wood fence. The property
45 has a unique layout making the placement of the fence different from others. If the request is approved, the request will be going before the
46 Planning and Zoning Commission with a recommendation of approval from HPAB.
47

48 Board member Miller wanted further clarification as to the placement of the fence.
49

50 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one doing
51 such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
52

53 Karen Roggenkamp
54 309 Star Street
55 Rockwall, TX 75087
56

57 Mrs. Roggenkamp came forward and provided additional details in regards to the request.
58

59 Board member Miller asked about the different looks of the proposed fence.
60

61 Board member Adams asked what the difference was between what was in place now and what is being proposed.
62

63 Board member Adams made a motion to approve item H2021-008. Board member Hall seconded the motion which passed by a vote of 5-0.
64

3. H2021-009 (ANDREW REYNA)

65 Hold a public hearing to discuss and consider a request by Bryan & Lauren Graves for the approval of a Building Permit Fee Waiver for a *Non-*
66 *Contributing Property* being a 0.198-acre tract of land identified as a portion of Lots 4, 5, & 6, Block A, Eppstein Addition, City of Rockwall, Rockwall
67 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 406 Munson Street,
68 and take any action necessary.

69
70 **Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting approval of a building permit fee**
71 **waiver for a non-contributing property. The applicants will be adding an addition in the rear of the home, covering a patio, and repaving the**
72 **existing driveway. Under the building permit fee waiver program, they are eligible for a 50% reduction in the fees.**

73
74 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.**

75
76 **Karen Roggenkamp**
77 **309 Star Street**
78 **Rockwall, TX 75087**

79
80 **Mrs. Roggenkamp came forward and expressed her being in favor of the request.**

81
82 **Chairman Odom asked if anyone else wished to speak to come forward at this time; there being no one doing such, Chairman Odom closed**
83 **the public hearing and brought the item back to the Commission for discussion or action.**

84
85 **Board member Freed made a motion to approve item H2021-009. Board member Hall seconded the motion which passed by a vote of 5-0.**

86
87 **4. H2021-010 (HENRY LEE)**

88 Hold a public hearing to discuss and consider a request by Patricia Edwards for the approval of a Certificate of Appropriateness (COA) for a *High*
89 *Contributing Property* being a 0.907-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall
90 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 Williams Street,
91 and take any action necessary.

92
93 **Planner Henry Lee provided a summary in regards to the request. On December 2, 2021, Neighborhood Improvement Services initiated a**
94 **proactive internal compliance case concerning unpermitted construction of an 8-foot cedar fence. Since this work was completed without a**
95 **building permit, the applicant had not sought approval for a COA from HPAB. Within this request was the unpermitted cedar fence to remain**
96 **and to allow them to continue that wall to the 10-foot height along the western property line. The new structure exceeds the maximum height**
97 **for a fence by 2-feet. If approved, the applicant will have to go before the Planning and Zoning Commission to request an exception with the**
98 **recommendation for approval from the HPAB. That being said, approval of this COA is a discretionary decision for the Planning and Zoning**
99 **department pending a recommendation from the HPAB. Mr. Lee then advised that the applicant and staff were present and available to answer**
100 **questions.**

101
102 **Chairman Odom wanted to clarify that they were making a decision on work that has already been done but also on future work.**

103 **Board member Adams wanted further clarification of the future work to be done.**

104 **Board member Miller asked what would happen to the existing work if it was denied.**

105
106 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one doing**
107 **such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.**

108
109 **Patricia Edwards**
110 **602 Williams Street**
111 **Rockwall, TX 75087**

112
113 **Ms. Edwards came forward and provided additional details in regards to the request.**

114
115 **Board member Miller asked if there were any plans for extending the already constructed fence.**

116
117 **Board member Adams expressed his being in favor of the request.**
118 **Board member Miller expressed her opposition to the request due to the different fence heights.**
119 **Chairman Odom asked what the procedure was for building a taller fence in the City of Rockwall.**
120 **Board member Freed added that she was concerned about what kind of precedence this would set.**
121 **Board member Miller added that her concern was the additional height of the fence.**
122 **Chairman Odom added his being in favor of the request.**

123
124 **Board member Adams made a motion to approve item H2021-010. Board member Freed seconded the motion which passed by a vote of 4-1**
125 **with Board member Miller dissenting.**

126
127 **V. DISCUSSION ITEMS**

128
129 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
130 *that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take*
131 *place when these items are considered for action by the Historic Preservation Advisory Board.*


133 5. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

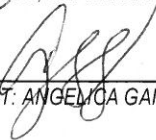
134
135 **Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.**

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137 VI. ADJOURNMENT

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139 **Chairman Odom adjourned the meeting at 7:11 PM.**

140
141 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
142 17 DAY OF February 2022.

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144 
145 _____
146 JAY ODOM, CHAIRMAN

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148 
149 _____
150 ATTEST: ANGELCA GAMEZ, PLANNING COORDINATOR
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