

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JULY 17, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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3 I. CALL TO ORDER

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5 **Vice-Chairman Frasier brought the meeting to order at 6:01PM. Board members present Sarah Freed, Haydon Frasier, Alison McNeely, Steve Gaskin,**  
6 **Ben Lewis and Fran Webb. Board members absent were Chairman Tiffany Miller and Board member Sarah Freed. Staff members present Senior**  
7 **Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala. Staff absent**  
8 **from the meeting was Director of Planning and Zoning Ryan Miller.**

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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.*

16  
17 **Vice-Chairman Haydon Frasier explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time,**  
18 **there being no one indicating such Vice-Chairman Haydon Frasier 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 June 19, 2025 Historic Preservation Advisory (HPAB) meeting.

26  
27 **Board Member Freed made a motion to approve the Consent Agenda. Board Member Webb seconded the motion which passed by a vote of 6-0.**

28  
29 IV. PUBLIC HEARING ITEMS

30  
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. **H2025-013 (HENRY LEE)**

37 Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the  
38 Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) *Medium Contributing Structures*, [2]  
39 the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development District  
40 for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties* being a 1.0061-acre tract of land  
41 identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family  
42 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take  
43 any action necessary

44  
45 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. This request is actually five (5) properties**  
46 **situated in the Historic District. Two (2) of properties currently have structures on them, both of those structures were constructed in the 1950s and**  
47 **considered medium-contributing properties today. What the applicant is proposing is the re-development of that corner for a community playhouse.**  
48 **It has three facets to it that is being presented. The first is the demolition by neglect. You can delay getting a property demolished but you would not**  
49 **be able to prohibit the property owner from doing so. The two structures that are being presented. One of them is where the old community playhouse**  
50 **is located. That property is a bit in disrepair. While it is medium contributing property , it is in a state of disrepair. The existing home that was**  
51 **constructed in the 1950s is considered to be medium contributing property but it does have multiple alterations that was made to the house over the**  
52 **years. It may or may not meet the medium contributing status as of now. That would be the first facet being presented in this case. The second facet**  
53 **would be a recommendation on the zoning. When the Community Playhouse first approached staff with the idea of re-developing it was something**  
54 **staff had to figure out a way to write the ordinance that would not affect what is there currently. The property is currently zoned Single-Family 7 (SF-**  
55 **7) District , but it has a legally non-confirming use that would be the playhouse. Legal non-confirming uses are allowed to continue to be used until**  
56 **they assatate the use. Then it would need to be brought into a conforming state. When they approached staff, they asked about a Specific Use**  
57 **Permit (SUP), but the Single-Family 7 (SF-7) District does not allow a theatre use. Ultimately, staff recommended that a Planned Development District**  
58 **(PD) would be the best to facilitate what they're proposing. When staff looked into seeing how the ordinance would be prepared staff ultimately**  
59 **determined they needed to keep the SF-7 as base zoning. The reason for that is that is has a very restrictive set of uses and it does not allow any**  
60 **commercial type of uses. It is also the zoning that is used in primarily in all of the City's Historic district. The base zoning of this property I the**  
61 **ordinance provided is still SF-7. What staff did was they allowed one (1) use and it being a theater use. Staff then defined the use as it being only a**  
62 **community theatre. Staff very narrowly defined exactly what they're doing on the property for it to be the only land use that can be added in addition**

63 to a single-family home. Staff established the density and development standards where they conform in the SF-7 District and where they don't  
64 conform. They don't conform in two (2) primary areas. That being the setback off of Clark street and that being the height of the building as well.  
65 When staff looked at the design which they stated their design is to try and blend the new structure with the district making it kind of look like an  
66 older church. Staff looked at the height and thought it was too high to be close to the existing single-family residents. Staff asked them to pull that  
67 structure as close to Clark street as they could. Moving it as far away from the existing single-family homes as possible. In doing that it actually is  
68 more characteristic of churches or other historic structures built in historic areas. Our current setback requirements are 20-feet along Clark Street  
69 but majority of the homes are actually at 10 and 15 feet. Staff wrote the ordinance to allow the encroachment since it would be in characteristic to  
70 the actual neighborhood in terms of structure placement. The height itself they had originally at 55 feet and they came back and amended it to 45  
71 feet and measured height to the midpoint of the pitch. The Single-Family 7 district allows a 32-foot height and they would like to increase that to a  
72 45-foot height. The reason they're doing that is since they have high pitched roof forms in their building design. The use is the exact same as it is  
73 today in terms of the land use. The third aspect would be for a Certificate of Appropriateness (COA). In this case the two main issues would be the  
74 height and the building setback in orientation. The height at 45 feet and the SF-7 district is 32 feet. That does not conform to the guidelines. When  
75 looking at that COA the height would be one of the issues presented. In regard to building setback and orientation majority of the structures are at  
76 10 and 15 feet. In the old town area, the 20 foot is actually for new structures and staff felt lie this conformed in multiple ways. In regard to the building  
77 façades and materials it actually does conform to the Historic guidelines. They're using board and batten siding and lap siding that are two forms  
78 that have been seen in the district and brick as well. In regard to the roof they are using a standing seam metal roof which there have been multiple  
79 instances where standing seam has been used in the district in the past. In regard to the fencing. Our commercial ordinance stipulates the use of  
80 wrought iron but they are actually proposing to use wood and staff likes this as it conforms to the guidelines and it also provides further screening  
81 and maintains more of a residential fencing type in the district. Staff was supportive in the use of wood fencing on this property. Finally, Staff looked  
82 at the parking and the parking requirements for the play house and practice hall is 1 per 4 seats. They are currently providing all but two (2) of the  
83 required parking spaces. Staff mailed out 34 notices to property owners and occupants within 200 feet of the subject property. Staff has received  
84 three (3) notices. All which were opposed to the case. Staff wants to point out that several are opposed to the land use itself and again they are not  
85 proposing to change the land use.

86  
87 Vice-Chairman Frasier opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

88  
89 Jonathan Brown  
90 601 Kermod Street  
91 Rockwall, TX 75087

92  
93 Mr. Brown came forward and explained he wants to update and give a fresh face to the Community Playhouse. He addressed the concerns of sizing  
94 and materials.

95  
96 Board Member Lewis asked if the picture is drawn to scale.

97  
98 Director of Planning and Zoning Ryan Miller explained that the way the ordinance was written is what is being provided is what will be built.

99  
100 Board Member Webb asked why they didn't use homes that are in the Historic District.

101  
102 Board Member Gaskin asked if this were to get approved if it would get built.

103  
104 Director of Planning and Zoning ryan Miller explained that if this gets built this would be what would get built.

105  
106 Christi Gates  
107 104 N. Clark Street  
108 Rockwall, TX 75087

109  
110 Mrs. Gates came forward and expressed her concerns in regard to this case. Explained she was concerned in regard to the height of the new building  
111 and the fact they are short two parking spaces and does not want the property to change into Commercial.

112  
113 Director of Planning and Zoning Ryan Miller explained that they calculate parking based on the land use.

114  
115 Director of Planning and Zoning Ryan Miller explained that it always has to be a Play House that this land use is not changing into commercial.

116  
117 Board Member Gaskin asked what height would they go along with.

118  
119 Mrs. Gates explained she would like a two-story home.

120  
121 John Wardell  
122 880 Ivy Lane  
123 Rockwall, TX 75087

124  
125 Mr. Wardell came forward and expressed his concerns in regard to the height.

126  
127 Vice-Chairman Frasier asked how many seats would the Playhouse have.

128  
129  
130 Carol Crow  
131 504 Williams Street

132 Rockwall, TX 75087  
133  
134 Mrs. Crow came forward and asked how many seats are in the current theatre. Also explained she does not want commercial district to come in on  
135 that property.  
136  
137 Johnny Johnson  
138 303 N Clark Street  
139 Rockwall, TX 75087  
140  
141 Mr. Johnson came forward and explained he was opposed to the 6-foot fence and the height of the building.  
142  
143 Vice-Chairman Frasier asked if they're only doing a fence on the west perimeter.  
144  
145 Director off Planning and Zoning Ryan Miller explained that the fence would be on the west perimeter of the property.  
146  
147 Kirk Ragsdale  
148 202 N Clark Street  
149 Rockwall, TX 75087  
150  
151 Mr. Ragsdale came forward and explained he would like to see more integrity and preservation on the architecture of the building.  
152  
153 Robert McDonald  
154 206 N Clark Street  
155 Rockwall, TX 75087  
156  
157 Mr. McDonald came forward and explained there has been many changes and doesn't like that the zoning is changing from residential.  
158  
159 Vice-Chairman Frasier asked if anyone who wished to speak to come forward at this time. There being no one indicating such Vice-Chairman Frasier  
160 closed the public hearing and brought the item back for discussion or action.  
161  
162 Board Member Freed asked if he would take into consideration bringing the height down and looking at different facades to blend in more with the  
163 neighborhood.  
164  
165 Jonathan Brown  
166 601 Kermod  
167 Rockwall, TX 75087  
168  
169 Mr. Brown explained the height would be a bit harder to bring down and he would need to make it a flat roof and it wouldn't be in characteristic to  
170 the district. Explained they can look into different façades.  
171  
172 Board Member Freed asked if the back of the playhouse would face Clark street.  
173  
174 Board Member Webb asked if he would have to build that up.  
175  
176 Mr. Brown explained they would not have to build up in that property.  
177  
178 Board Member Freed wanted clarification that the property is currently zoned SF-7 but it is currently legally non-conforming. The base SF-7 will still  
179 remain but the recommendation is to do a planned development district but can only be land used for a community playhouse.  
180  
181 Director of Planning and Zoning Ryan Miller explained that it would not be a recommendation that is what they are currently proposing.  
182  
183 Director of Planning and Zoning Ryan Miller asked the applicant if the theater would be willing to drop 8 seats out for the parking requirement to be  
184 met. Also explained if the height of the theatre be able to lower at 32 feet.  
185  
186 Director of Planning and Zoning Ryan Miller explained that the case would not be able to table since the board has 60 days to make a recommendation.  
187 Staff would recommend that if they withdraw the case and re submit.  
188  
189 Mr. Brown came forward and explained he would like to withdraw his case.  
190  
191 Board Member Lewis made a motion to approve the withdraw of H2025-013 . Board member Gaskin seconded the motion which the case was  
192 withdrawn by a vote of 6-0.  
193

#### 194 V. DISCUSSION ITEMS

196 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will*  
197 *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*  
198 *items are considered for action by the Historic Preservation Advisory Board.*  
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200 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)


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VI. ADJOURNMENT

**Vice-Chairman Frasier adjourned the meeting at 7:19PM**

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21 DAY OF August 2025.

  
\_\_\_\_\_  
TIFFANY MILLER, CHAIRMAN

  
\_\_\_\_\_  
ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR