

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 19, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(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.

(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 January 15, 2026 Historic Preservation Advisory (HPAB) meeting.

(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.

(2) **H2026-001 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Billy Campo of Quint-Pro Siding Windows on behalf of Mark Reynolds for the approval of a Certificate of Appropriateness (COA) for exterior improvements on a *Medium Contributing Property* being a 0.2296-acre parcel of land identified as Lot 1, Block A, Right at Home Healthcare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad Street, and take any action necessary.

(V) DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will 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 items are considered for action by the Historic Preservation Advisory Board.

(3) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on March 13, 2026 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 15, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2
3 I.CALL TO ORDER
4

5 Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present were Vice-Chairman Haydon Frasier, Board Member Sarah
6 Freed, Ben Lewis. Fran Webb and Steve Gaskin. Board members absent were Board members Allison McNeely. Staff members present were Director
7 of Planning and Zoning Ryan Miller, Senior Planner Bethany Ross and Planning and Zoning Coordinator Melanie Zavala. Staff members absent from
8 the meeting were Senior Planner Henry Lee and Planning Technician Angelica Guevara.
9

10 II.OPEN FORUM
11

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 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.
19

20 III.CONSENT AGENDA
21

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 December 18, 2025 Historic Preservation Advisory (HPAB) meeting.
26

27 Board Member Freed made a motion to approve Consent Agenda. Board Member Lewis 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. H2025-017 (BETHANY ROSS)
37

38 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
39 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-
40 7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Williams Street, and take any action necessary.

41 Senior Planner Bethany Ross Provided a brief summary in regard to the applicants request. The applicant is requesting a small matching grant for
42 the replacement of a wood fence on a non-contributing property. This was a like and kind improvement and it is eligible for a grant of up to \$500. The
43 total project valuation provided by the applicant was \$20,941. If this does get approved this would be the first small matching grant and the und will
44 go down to \$4,500. Staff mailed out notices to property owners and occupants within 200 feet of the subject property. At this time, staff has not
45 received any notices in return.
46

47 Connie Ryan
48 502 Williams Street
49 Rockwall, TX 75087
50

51 Mrs. Ryan came forward and explained her fence was falling apart and they needed to repair it.
52

53 Chairman Miller asked if the fence had already been put up.
54

55 Director of Planning and Zoning Ryan Miller explained typically they don't allow applicants to submit for a small matching grant after work has been
56 completed and made the exception to take the case after the fact since there was confusion with the original application whether it required a COA
57 the applicant had actually made the application for small matching grant but at that time we weren't having another deadline and when staff explained
58 she didn't need to get a COA the applications were taken out but she would've had to wait an entire month to make the application for a small
59 matching grant and that coupled with the holidays staff told her to go ahead and do the improvements and then request a small matching grant.
60

61 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.
62

63 Carol Crow
64 504 Williams Street

65 Rockwall, TX 75087

66
67 Mrs. Crow came forward and expressed her support in regards to her case.

68
69 Chairman Miller asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Miller closed the
70 Public hearing and brought the item back for discussion or action.

71
72 Board member Freed made a motion to approve H2025-017. Vice chairman Frasier seconded the motion which passed by a vote of 5-1 with Chairman
73 Miller dissenting.

74
75 V.DISCUSSION ITEMS

76
77 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
78 *will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when*
79 *these items are considered for action by the Historic Preservation Advisory Board.*

80
81 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

82
83 Director of Planning and Zoning Ryan Miller thanked Carol Crow for everything she has done for the Historic Preservation Advisory Board.

84
85 VI.ADJOURNMENT

86
87 Chairman Tiffany Miller adjourned the meeting at 6:12PM

88
89 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
90 OF _____ 2026.

91
92
93
94 _____
TIFFANY MILLER, CHAIRMAN

95
96
97
98 _____
ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

99



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

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: March 19, 2026

APPLICANT: Billy Campo; *Quint-Pro Siding Windows*

CASE NUMBER: H2026-001; *Certificate of Appropriateness (COA) for 703 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Billy Campo of Quint-Pro Siding Windows on behalf of Mark Reynolds for the approval of a Certificate of Appropriateness (COA) for exterior improvements on a *Medium Contributing Property* being a 0.2296-acre parcel of land identified as Lot 1, Block A, Right at Home Healthcare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad Street, and take any action necessary.

BACKGROUND

The 1,612 SF single-family home -- *situated on 703 N. Goliad Street* -- was constructed circa 1950 in the *Minimal Traditional* style. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The *2017 Historic Resource Survey* also states that the exterior materials and some windows and doors have been replaced on the home. The subject property was originally located within the B. F. Boydston Addition and was incorporated into the City of Rockwall in the early 1900's. At some point after the subject property was incorporated into the B. F. Boydston Addition, it was replatted as Lot 30, Block 22,



FIGURE 1: SUBJECT PROPERTY AS OF OCTOBER 2008

Amick Addition. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council [Case No. PZ2001-080; Ordinance No. 01-53]. Planned Development District 50 (PD-50) allows all land uses permitted within a Residential-Office (RO) District with special provisions. Since Planned Development District 50 (PD-50) was established it has been amended ten (10) times [Ordinance No. 02-46, 04-24, 04-39, 05-03, 05-08, 05-18, 05-35, 07-29, 16-15, and 17-19]. On September 13, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-046] to allow the conversion of the existing single-family home into an *Office Building*. On September 3, 2023, the City Council approval a final plat [Case No. P2023-023] that established the subject property as Lot 1, Block A, Right at Home Healthcare Addition.

On January 28, 2026, the Building Inspections Division engaged the applicant for starting to replace the existing siding without a permit and without the approval of the Historic Preservation Advisory Board (HAPB). Following this notice, the applicant submitted an application for a Certificate of Appropriateness (COA) on February 4, 2026. Staff should note, that following the notification by the Building Inspections Division, the siding installation was completed.

PURPOSE

The applicant -- *Billy Campo of Quint-Pro Siding Windows* -- is requesting approval of a Certificate of Appropriateness (COA) to allow the unpermitted LP Smartside siding to remain.

ADJACENT LAND USES AND ACCESS

The subject property is located at 703 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) properties (*i.e. 705, 801, 803, and 807 N. Goliad Street*) that have converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this are two (2) properties (*i.e. 809 and 811 N. Goliad Street*) developed with single-family homes zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are three (3) properties (*i.e. 603, 507, and 505 N. Goliad Street*) that have been converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this are three (3) vacant parcels of land (*i.e. 503, 501, and 405 N. Goliad Street*) zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is N. Goliad Street, which is identified as a P3U (*i.e. principle arterial, three (3) land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, one (1) developed with a single-family home (*i.e. 704 N. Goliad Street*) and one (1) developed with a single-family home that was converted into a commercial property (*i.e. 702 N. Goliad Street*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a 1.05-acre parcel of land zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a vacant 3.46-acre parcel of land zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 706 and 708 N. Goliad Street*) developed with single-family homes zoned Single Family 7 (SF-7) District. Beyond this is N. Alamo Road, which is classified as a *Minor Collector*, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with single-family homes zoned Single Family 10 (SF-10) District. Beyond this is Wildwood Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...



CHARACTERISTICS OF THE PROJECT

On February 4, 2026, the applicant -- *Billy Campo of Quint-Pro Siding Windows* -- submitted a request for a Certificate of Appropriateness (COA) to allow the unpermitted lap siding to remain. According to the applicant's letter, the previous vinyl and wood siding needed to be replaced, and the property owner opted to replace the siding with eight (8) inch LP Smartside lap siding. The applicant included photos of the subject property that depict the previous vinyl and wood siding [See Figure 2]



FIGURE 2: THE WOOD AND VINYL SIDING BEFORE IT WAS REMOVED.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property.” In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Planned Development District 50 (PD-50) and is designated as a *Medium Contributing* property. In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that “(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) ...” In this case, the unpermitted lap siding is visible from all sides of the building, and required a building permit (*which as mentioned earlier was not submitted*).

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” In addition, “(w)hen the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.” In this case, the new siding appears to be visually compatible with the original siding and the neighboring properties [*see Figure 3*]; however, the proposed engineering wood siding is not a product that was available at the time the original single-family home was constructed. The Historic Preservation Advisory Board (HPAB) must determine if the proposed siding impacts the historic integrity of the subject property and is visually compatible with neighboring historic buildings or structures. Staff should note that if this Certificate of Appropriateness (COA) request is approved, the applicant will be required to obtain a building permit. With all this being said, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).



FIGURE 3: THE UNPERMITTED SIDING INSTALLED BY THE APPLICANT.

NOTIFICATIONS

On March 6, 2026, staff mailed 39 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a *Certificate of Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant must apply for a *Building Permit* after the approval of the Certificate of Appropriateness (COA) has been granted;

- (2) 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 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 703 N Goliad St, Rockwall, TX 75087

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: Quint-Pro Siding & Windows

OWNER(S) NAME Mark Reynolds

APPLICANT(S) NAME Billy Campo

ADDRESS 703 N Goliad St
Rockwall, TX 75087

ADDRESS 242 Windy Lane
Rockwall, TX 75087

PHONE _____

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: Exterior Siding Installation

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ \$40,000

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.

Removal of the old Vinyl Siding and the old wood siding that is behind the Vinyl Siding. Home is build before 1978 so a lead remediation company, EIS, to tear off and safely dispose of material per guidelines. New OSB from Louisiana-Pacific to be installed over the studs after inspected for rot. Installation of Tyvek Homewrap and 10" flashing will be installed at ground level to prevent any future issues starting at ground level. Installation of new LP Smartside 8" lap siding with butt joint flashing, window and trim flashing to prevent any water intrusion. The new siding will then be caulked with Sherwin Williams Shermax Caulk and painted to match the existing soffit/facia with Sherwin Williams Duration Paint.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

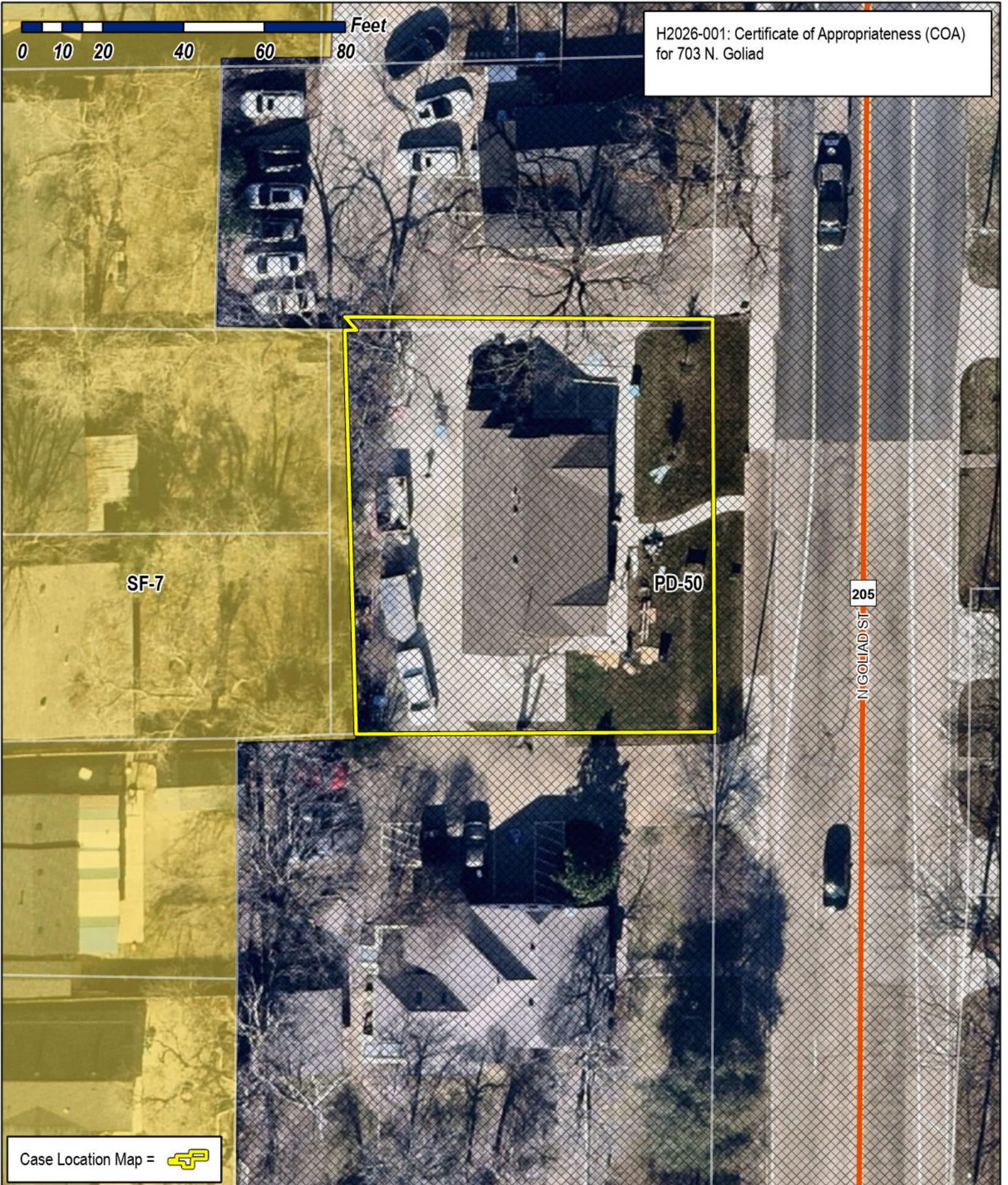
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE William Campo

APPLICANT'S SIGNATURE 

0 10 20 40 60 80 Feet

H2026-001: Certificate of Appropriateness (COA) for 703 N. Goliad



SF-7

PD-50

205
N GOLIAD ST

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.

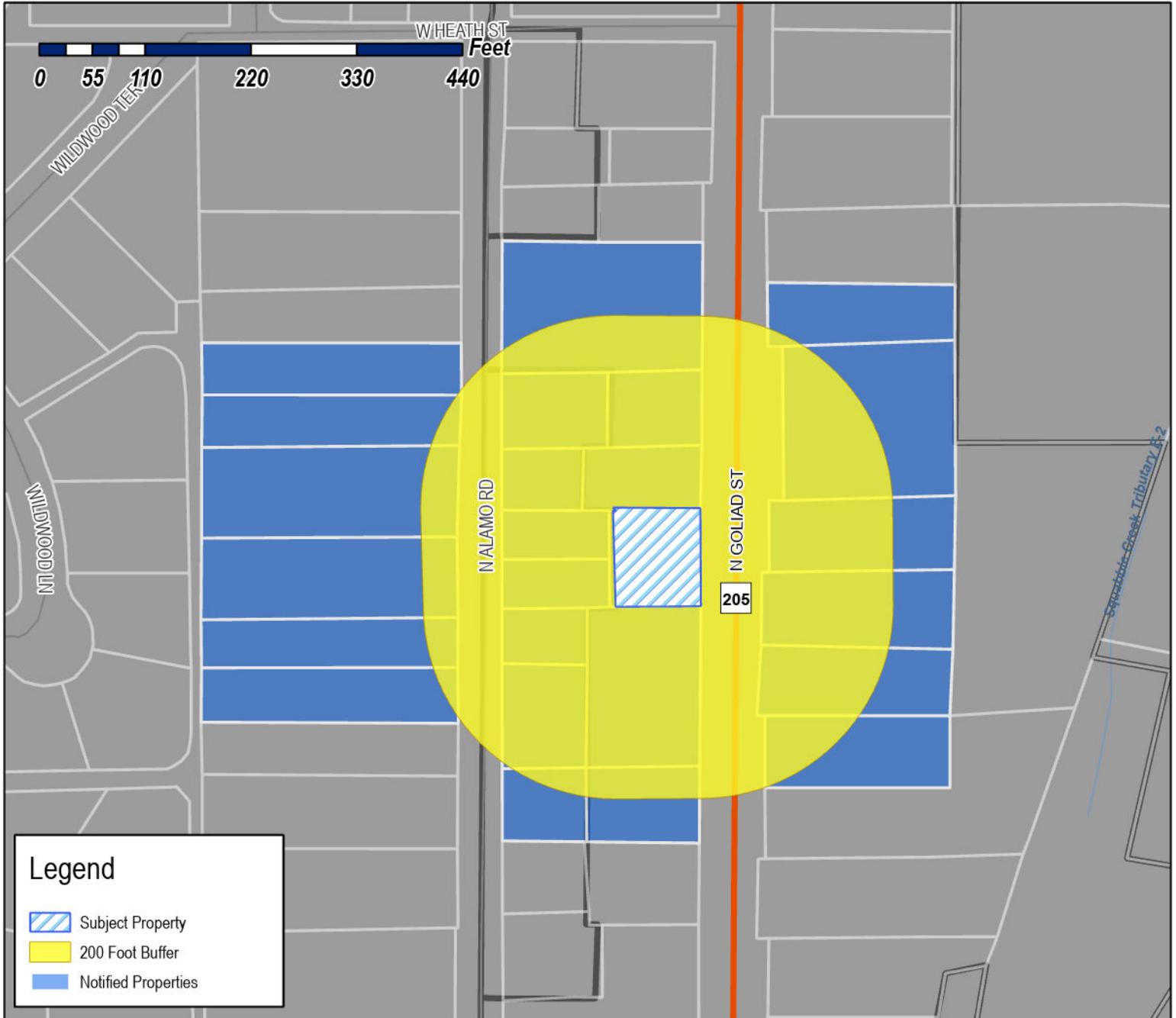




City of Rockwall

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.



Case Number: H2026-001
Case Name: Certificate of Appropriateness (COA) for a Medium Contributing Property
Case Type: Historic
Zoning: Planned Development District (PD-50)
Case Address: 703 N. Goliad Street

Date Saved: 3/6/2026

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



WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

CRISWELL BARBARA
206 S Clark St
Rockwall, TX 75087

TTAAM N ALAMO SERIES LLC
2801 NETWORK BLVD STE 300
FRISCO, TX 75034

HISTORIC OUR HOUSE-ROCKWALL LLC
501 Camp Creek Rd
Rockwall, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK
703 NORTH GOLIAD STREET
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

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. H2026-001: Certificate of Appropriateness (COA) for 703 N. Goliad Street

Hold a public hearing to discuss and consider a request by Billy Campo of Quint-Pro Siding Windows on behalf of Mark Reynolds for the approval of a Certificate of Appropriateness (COA) for exterior improvements on a Medium Contributing Property being a 0.2296-acre parcel of land identified as Lot 1, Block A, Right at Home Healthcare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad 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, March 19, 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:

Henry Lee
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, March 19, 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. H2026-001: Certificate of Appropriateness (COA) for 703 N. Goliad 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.

Four horizontal grey bars for providing reasons for support or opposition.

Name: _____
Address: _____

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

From: [susan wright](#)
To: [Planning](#)
Subject: 703 North Goliad
Date: Tuesday, March 10, 2026 5:04:28 PM

We received notice of the hearing on the Certificate of Appropriateness regarding the property at 703 North Goliad, and as contiguous property owners we have no objection to the new siding material. In fact, quality siding elevates the neighbor appearance. Thank you.

John and Susan Wright
603 North Goliad

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rockwall Historical Preservation Advisory Board

Date: 01/29/2026

Dear Members of the Rockwall Historical Preservation Advisory Board,

I am writing to formally request our decision to remove the existing vinyl siding and old wood siding from the property at 703 N Goliad St. Our primary reason for this action is to address the deterioration of the current wood and vinyl siding that is no longer adequate in providing proper protection or visual appeal. By doing this we will also address safety concerns, as the old wood siding may contain lead-based paint, which poses significant health risks to occupants and the environment. Proper removal and disposal of this material is critical.

To ensure the long-term preservation and enhancement of this property, we will be replacing the old materials with LP SmartSide, a superior siding product known for its durability, aesthetic quality, and resistance to weather and pests. We believe this upgrade will not only improve the structural integrity and appearance of the building but also align with the community's standards for safe and responsible improvement. Since this material is an engineered wood product it maintains the traditional wood texture look and feel while improvements have made it water, insect, critter and mold resistant making it an ideal choice for long term improvements.

We appreciate your understanding and support as we undertake these important updates. Please let us know if you require any further information or documentation regarding this project.

Sincerely,

Billy Campo

Quint-Pro Siding & Windows

242 Windy Lane

Rockwall, TX 75087

972-379-4055



SPECIFICATIONS

ALL THE DETAILS.

LP® SmartSide® products come in different lengths, widths, textures, colors, and profiles, giving you the flexibility to create the look you want. Find all the details and product specifications here, including LP® SmartSide® ExpertFinish® color availability for each product.



LPCorp.com

LAP SIDING

Cedar Texture

Products:

- LP® SmartSide® 38 Series Lap Siding
- LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements
APA-Certified Lap Siding

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



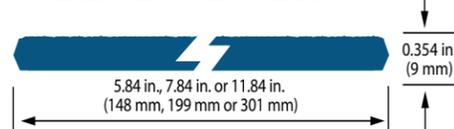
Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

38 SERIES CEDAR TEXTURE LAP



PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Cedar Texture Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25796
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25797
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25799

38 Series Lap - Cedar Texture

3/8" Nominal Thickness
Primed Lap: 6" | 8" | 12"



Application Instructions:

LPCorp.com/Literature



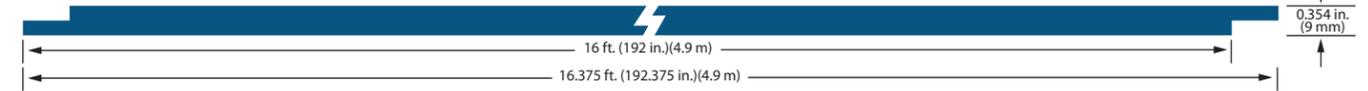
38 Series Lap - Cedar Texture

3/8" Nominal Thickness
ExpertFinish® Core Collection Lap: 6" | 8"
NATURALS COLLECTION™ Lap: 8"



ExpertFinish® Color Specifications and PIDs:

38 SERIES EXPERTFINISH® CEDAR TEXTURE LAP JOINT SIDING



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID	
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41715	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42271	
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41841	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42272	
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41842	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42274	
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41837	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42288	
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41834	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42278	
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41845	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42277	
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45327	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45284	
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41843	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42269	
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45328	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45325	
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41840	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42293	
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41846	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42300	
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41844	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42273	
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41839	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42287	
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41835	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42301	
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45329	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45326	
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41774	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42279	
NEW NATURALS COLLECTION™ LAP	Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46731
	Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46730
	Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46729
	Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46728
	AGED Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46727
	Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46726



783

Habitat for Humanity
488-234-5774







RE/MAX
Home Services
408.214.5774

73



703

Quint-Pro
972-379-4055
quint-pro.com
SmartScore

Right at Home
• BEST Home Care
• BEST Home Health Agency

Quint-Pro
972-379-4055

Right at Home
In-Home Care & Assistance
972-379-4055