

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 21, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

THE HISTORIC PRESEVATION ADVISORY BOARD MEETING WILL BE HELD IN-PERSON AT ROCKWALL CITY HALL; HOWEVER, AS AN ALTERNATIVE TO ATTENDING THE MEETINGS APPLICANTS, CITIZENS AND INTERESTED PARTIES MAY JOIN REMOTELY VIA ZOOM (AUDIO PARTICIPATION ONLY). CITIZENS AND INTERESTED PARTIES MAY SUBMIT COMMENTS BY EMAIL.

SUBMIT COMMENTS VIA EMAIL

Citizens are encouraged to submit public forum comments at least 30 minutes in advance of the meeting by emailing them to Planning@Rockwall.com. Please include your name and address when submitting comments. Also, please be concise and limit your comments so that it may be read within three (3) minutes.

CITIZENS WATCHING THE MEETING

The public may watch the meeting *live* online by visiting the following link: <http://www.rockwall.com/meetings/video.asp>

NOTE: Please do not try to watch the meeting live and participate via ZOOM at the same time. There is a timing difference between the two streams. If you feel you need to watch live and also participate (as an applicant *only*) in the meeting via ZOOM, please mute the live stream audio (as it is delayed compared to ZOOM).

APPLICANTS AND CITIZENS PARTICIPATING IN THE MEETING

Applicants and citizens that wish to participate in the meeting virtually by joining with ZOOM, either via a computer, mobile device, and or telephone should follow the following instructions:

(1) Register in advance to participate in the Historic Preservation Advisory Board (HPAB) meeting at this link: https://us02web.zoom.us/webinar/register/WN_s35Rv1sOS96DLTqBTFdkzw.

(2) After registering, you will receive a confirmation email containing information about joining the meeting. Alternatively, you can join via telephone at:

US: (301) 715-8592 or (312) 626-6799 or (888) 788-0099
Webinar ID: 841-7497-1526

NOTE: Once the agenda item you would like to speak on has been presented by staff, you may hit the raise hand button (or press *9 for telephone participants) to request to speak or to cancel your request. You will be acknowledged and prompted to provide comments when it is your turn to speak during the meeting.

SPECIAL NOTES: Only the two-way 'audio' feature of ZOOM will be utilized during the meeting. No ZOOM video will be used. If you are watching remotely via the live stream, please note there is a seven (7) second delay, whereas, ZOOM is in real time.

I. CALL TO ORDER

The meeting was called to order by Board Member Jay Odom at 6:02 p.m. Board members present were Brad Adams, Carolyn Francisco, and Beverly Bowlin. Board Member Maurice Thompson was present via ZOOM. Absent from the meeting were Dick Clark and Jenni Hoffman. Staff members present were Planning and Zoning Manager David Gonzales and Planning and Zoning Coordinator, Angelica Gamez. Absent from the meeting was Director of Planning and Zoning Ryan Miller.

II. OPEN FORUM

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

III. CONSENT AGENDA

- 58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
1. Approval of Minutes for the December 19, 2019 Historic Preservation Advisory (HPAB) meeting.

Board member Brad Adams made a motion to approve the consent agenda. Board member Beverly Bowlin seconded the motion which passed by a vote of 5-0.

IV. PUBLIC HEARING ITEMS

2. **H2020-001 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA) for a medium contributing property. The applicant had converted the property from a Residential property to a commercial or non-residential use property. They also obtained a Specific Use Permit (SUP) to allow a restaurant less than 2,000 square feet without a drive thru within the district. The SUP was approved by City Council in June 2019 and the COA was approved at that time as well. After the COA was approved, the applicant went before the Planning and Zoning Commission with a site plan to convert from a residential property to a commercial property incorporating a drive thru and fire lane. Some façade work and parking spaces were added at that time as well. One of the requirements at the time was for them to complete the façade work and site improvements with the applicant indicating that he was going to use a hardie board skirting at the property. Presently, the applicant is requesting the COA to allow the use of brick wainscoting on the property instead of the approved hardie board siding. However in March of 2020, it was noticed that the brick wainscoting had already begun to be constructed and a representative from Neighborhood Improvement Services issued a stop-work order at that time. The next day, the representative found that the work on the house had already been completed a citation was then issued to the applicant. As of today the stop-work order is in place and the staff did meet with the applicant and discussed those items as well. The purpose of the meeting today is to make a decision in regards to the brick wainscoting and whether or not it can be approved to finish the project. The applicant is proposing to paint both the siding and the brick of the property to better match the wainscot that is in place now. Planning and Zoning Manager David Gonzales then advised the Board that he was available to answer questions as the applicant was not present.

Board Member Maurice Thompson wanted clarification as to which house it was.

Board Member Carolyn Francisco wanted clarification as to the use of the property as she did not recall it being proposed as a restaurant. Mr. Gonzales assured her that at some point the restaurant, Bonafide Betty's, was inquiring about the location.

Board Member Maurice Thompson added that he did not recall that the use was going to be for a restaurant. He thought it would be for an office building. Board Member Jay Odom clarified that the property was bought with intent to lease and that it was fully capable of being a restaurant as it had a professional kitchen setting. The applicants had the pie company in line but, at the time Mr. Odom spoke with the applicant, he was told that they were still looking for someone to lease it.

Board Member Brad Adams asked if the wainscot project was placed on top of something else that had been approved at the beginning. If so, was it now the Board's responsibility to approve the work on something that was had been issued a stop-work order and was now was clearly finished. His question was if the wainscoting project was subject to a possibility of being turned down since it was already completed or how did it stand.

Mr. Gonzales added that the Historical Guidelines state that any new additions or construction should be compatible with the surrounding neighbors. He advised the Board that their charge that night was to approve or deny the COA and to decide whether the construction has a negative effect to those surrounding it.

Board member Beverly Bowlin added that the quality of the brick that was placed on the property was not the same quality as the one that shown on the example which was of an old antique look.

Mr. Odom also stated that when he spoke to the applicant, he was told that they would paint both the brick and the rest of the siding on the house.

Board Member Brad Adams made a motion to table the case until the next meeting to give the applicant another opportunity to be present. Board Member Carolyn Francisco seconded the motion which passed by a vote of 5-0.

V. DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

Planning and Zoning Manager David Gonzales indicated that there are no current ongoing historic projects but there may be one coming up the next month.


VI. ADJOURNMENT

Board member Odom adjourned the meeting at 6:32 pm.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18 DAY OF June 2020.



JAY ODOM, BOARD MEMBER



ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR

