

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**June 11, 2019**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Bob Wacker, Lindsay Mitchell, Rick Johnson, Derek Deckard, and Robert Miller. The following board member was absent: Ashlei Neill*

*Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).*

**II. ACTION ITEMS**

**1. SP2019-014 (Korey)**

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center and house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

***The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 6-0 with Board Member Neill absent. Additionally, the motion included a recommendation of approval for a parapet wall system rather than the pitched roof system for buildings less than 6,000 SF within the Scenic Overlay (SOV) District, as outlined in staff's report.***

**2. SP2019-016 (David)**

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

***The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 6-0 with Board Member Neill absent. Additionally, the motion included a recommendation of approval for the exceptions to the materials and articulation standards as outlined in staff's report.***

**3. SP2019-018 (Korey)**

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

***The Architectural Review Board (ARB) reviewed the revised building elevations and requested that the applicant wrap the stone and orange colored parapet from the south elevation to the southeast facing elevation, matching the building design. The applicant agreed with the change. The ARB made a motion to recommend approval of the building elevations with the changes proposed. The motion passed by a vote of 5 to 0 with Board Members Tovar and Mitchell absent. Additionally, the motion included a recommendation of approval of the exceptions being requested as outlined in staffs report.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:28 p.m.