

# AGENDA



## ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

AUGUST 29, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

*The meeting began at approximately 5:00 p.m. with the following board members present: Robert McAngus, Patra Phillips, and Robert Miller. The following board members were absent: Herman Hudson and Julien Meyrat. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), and Angelica Guevara (Planning Technician).*

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2023-025 (HENRY LEE)**

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Brad Helmer of Heritage Christian Academy for the approval of a Site Plan for a new building in conjunction with an existing Private School on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on August 18, 2023. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Hudson, and Meyrat absent.**

(2) **SP2023-026 (HENRY LEE)**

Discuss and consider a request by Erica Papan of Milkshake Concepts on behalf of James Faller of Milkshake Concepts for the approval of an Amended Site Plan for a Restaurant on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on August 18, 2023. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Hudson, and Meyrat absent.**

(3) **SP2023-027 (HENRY LEE)**

Discuss and consider a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC for the approval of an Amended Site Plan for two (2) multi-family apartment buildings on a 6.5995-acre parcel of land identified as Lot 1, Block A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as 2000-2038 Portofino Circle, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on August 18, 2023. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Hudson, and Meyrat absent.**

(4) **SP2023-028 (RYAN MILLER)**

Discuss and consider a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on August 18, 2023. The Board recommended that the applicant raise the parapet, wrap the stone, and finish all parapets on the backside. Before action is taken on the elevations the ARB wants to see the revised elevations at the September 12, 2023 meeting.**

(5) **SP2023-029 (HENRY LEE)**

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an Amended Site Plan for two (2) Restaurant/Retail Buildings on an 8.63-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on August 18, 2023. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Hudson, and Meyrat absent.

(6) **SP2023-030 (HENRY LEE)**

Discuss and consider a request by Lynn Rowland of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Site Plan for the expansion of an existing *Motor Vehicle Dealership* (i.e. *Clay Cooley Hyundai*) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on August 18, 2023. The Board recommended that the applicant turn the parapet on the service building, finish the parapets on all sides, and provide a material sample board. Before action is taken on the elevations the ARB wants to see the revised elevations at the September 12, 2023 meeting.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:15 P.M.