

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

JUNE 25, 2024 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: Patra Phillips, Rob McAngus, Wes Dalton, Robert Miller and John Hagaman. Board Members absent: Taslow Roberts. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), Bethany Ross (Planner), and Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2024-023 (HENRY LEE)**

Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a Site Plan for *House of Worship* on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on June 14, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Member Roberts absent.

(2) **SP2024-024 (BETHANY ROSS)**

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for an existing *Public or Private Secondary School (i.e. Herman Utley Middle School)* on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on June 14, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Member Roberts absent.

(3) **SP2024-025 (ANGELICA GUEVARA)**

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO)* on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on June 14, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Member Roberts absent.

(4) **SP2024-031 (HENRY LEE)**

Discuss and consider a request by Neda Hosseiny of Kimley-Horn and Associates, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Site Plan for *Heavy Manufacturing Facility (i.e. Ballard)* on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 14, 2024. The Board requested that the applicant reduce the amount of insulated metal panel on the building. Before action is taken on the elevations the ARB wants to see the revised elevations at the July 9, 2024 meeting.

(5) **SP2024-032 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 14, 2024. The Board requested that the applicant change the color of the stucco to better match the existing buildings in the area. Subsequently, the Architecture Review Board made a motion to recommend tabling the site plan to July 9, 2024 by a vote of 5-0, with Board Member Roberts absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:43 P.M.