

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 25, 2025 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

The meeting began at approximately 5:01 p.m. with the following board members present: Patra Philips, Dennis Kirkpatrick, Rob McAngus, and Kevin Hadawi. Absent from the meeting were Board Members Robert Miller, Kristi Mase, and Wes Dalton. 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) **SP2025-002 (ANGELICA GUEVARA)**

Discuss and consider a request by Katie Getz on behalf of Kayla Henson of Halle Properties, LLC for the approval of an *Amended Site Plan* for an existing *Minor Automotive Repair* facility on a 1.10-acre parcel of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 693 E. IH-30, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 25, 2025. The Board approved a motion to recommend approval of the Amended Site Plan by a vote of 4-0, with Board Members Miller, Mase, and Dalton absent.

(2) **SP2025-003 (BETHANY ROSS)**

Discuss and consider a request by Jimmy McClintock of Highway 66 Properties, LP for the approval of a *Site Plan* for an *Office Building* on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 407 W. Washington Street, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 25, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Miller, Mase, and Dalton absent.

(3) **SP2025-004 (BETHANY ROSS)**

Discuss and consider a request by Marlin Smith of Washington Place on Highway 66, LP for the approval of a *Site Plan* for an *Office Building* on a 0.99-acre parcel of land identified as Lot 4, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 25, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Miller, Mase, and Dalton absent.

(4) **SP2025-005 (BETHANY ROSS)**

Discuss and consider a request by Dhruvjyoti Basu on behalf of Sameer Patel for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 25, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Miller, Mase, and Dalton absent.

(5) **SP2025-007 (HENRY LEE)**

Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an *Amended Site Plan* for an existing *General Retail Building* on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall,

Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 25, 2025. The Board approved a motion to table the Amended Site Plan by a vote of 4-0, with Board Members Miller, Mase, and Dalton absent. The Board recommended that the applicant provide the following: [1] better renderings to match the elevations, and [2] wrapping the stone around the building.

(6) **SP2025-008 (RYAN MILLER)**

Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an *Amended Site Plan* for an existing *Office Building* on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT)

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 25, 2025. The Board recommended that the applicant remove the floating brick above the windows on the elevations.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:26 P.M.