

# MINUTES

ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MARCH 30, 2021 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

## (I) CALL TO ORDER

*The meeting began at approximately 5:00 p.m. with the following board members present: Ashiel Neill, Rick Johnson, Julian Meyrat, Bob Wacker, and Lindsay Mitchell. The following Board Members were absent: Robert Miller and Quint Avenetti. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).*

## (II) OPEN FORUM

## (III) CONSENT AGENDA

***Board Member Wacker made a motion to recommend approval of the consent agenda, and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.***

### (1) SP2021-006 (HENRY LEE)

Discuss and consider a request by Quadri Akamo of Pacheco Koch Consulting Engineers, Inc. on behalf of Gary Hancock of the First United Methodist Church of Rockwall for the approval of an Amended Site Plan for the expansion of an existing *House of Worship* on a 8.49-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

### (2) SP2021-009 (DAVID GONZALES)

Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an Amended Site Plan for an expansion to an existing *Office/Warehouse/Manufacturing Facility (SPR Manufacturing)* on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

## (IV) ACTION ITEMS

### (1) SP2021-005 (DAVID GONZALES)

Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC 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 Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Neill seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.***

### (2) SP2021-007 (HENRY LEE)

Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of an Amended Site Plan for a *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.

***The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.***

### (3) SP2021-008 (HENRY LEE)

Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a Site Plan for an existing *House of Worship* on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

*The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Neill seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.*

(4) **SP2021-010 (DAVID GONZALES)**

Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

*Request withdrawn by applicant, no action taken.*

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:20 p.m.