

# AGENDA



## ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

MARCH 26, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 4:30 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

### (I) CALL TO ORDER

*The meeting began at approximately 4:31 p.m. with the following board members present: Patra Phillips, Rob McAngus, Kevin Hadawi, and John Hagaman. Board Members absent: Taslow Roberts, Robert Miller, 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) Hold an election to elect a Chairman and Vice-Chairman for the Architectural Review Board (ARB) in accordance with Subsection 06.04, *Officers*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

**Board member Hagaman made a motion to appoint himself as Chairman and Board Member McAngus seconded the motion which passed by a vote of 4-0 with Board Members Roberts, Miller, and Dalton absent. Board Member McAngus made a motion to appoint himself as Vice-Chair and Board Member Phillips seconded the motion which passed by a vote of 4-0, with Board Members Roberts, Miller, and Dalton absent.**

#### (2) **SP2024-006 (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 applicant's building elevations and made the following recommendations: (1) create a storefront look, (2) provide an arcade/canopy over front entry element, (3) add windows above the metal band on the front elevation, (4) add canopy over loading door, (5) add architectural element or spandrel glass on opposite side of loading door, and (6) if doors are added to sides or rear they should incorporate an awning. Before action is taken on the elevations the ARB wants to see the revised elevations at the April 9, 2024 meeting.**

#### (3) **SP2024-008 (ANGELICA GUEVARA)**

Discuss and consider a request by Dwayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the approval of a Site Plan for *General Retail Building* on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on March 15, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Roberts, Miller, and Dalton absent.**

#### (4) **SP2024-010 (HENRY LEE)**

Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a *Golf Driving Range* on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 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) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on March 15, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Roberts, Miller, and Dalton absent.**

#### (5) **SP2024-011 (HENRY LEE)**

Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for a *Warehouse/Distribution Facility* on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the applicant's building elevations and made the following recommendations: (1) increase the wing wall height to match the building height, and (2) add the additional trees per staff comments. Before action is taken, the board would like to review the revisions at the April 9, 2024 meeting.

(6) **SP2024-012 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an *Industrial/Warehouse Building* on a 6.68-acre tract of land identified as Tracts 21 & 21-01 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 1735 Airport Road, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on March 15, 2024. The board made the following recommendations: (1) Internalize the fire escape, (2) Project the stucco elements out to create depth, (3) Dash in the RTUs. Before action is taken, the board would like to review the revisions at the April 9, 2024 meeting.**

(7) **SP2024-013 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a *Social Service Provider (i.e. Meals on Wheels)* on a 6.211-acre tract of land identified as Tract 2 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 1780 Airport Road, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on July 2, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Roberts, Miller, and Dalton absent.**

(8) **SP2024-014 (BETHANY ROSS)**

Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a Site Plan for a *Retail Building and Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on July 2, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Roberts, Miller, and Dalton absent.**

(9) **SP2024-015 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a *Retail Store with Gasoline Sales (i.e. 7/11)* on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take any action necessary.

**The Architecture Review Board reviewed the building elevations and made the recommendation that the applicant: (1) internalize the fire escape, (2) add awnings over the outside display, (3) show the roofs beyond, (4) provide a natural stone, and (5) find an alternate material to the nichiha. Before action is taken, the board would like to review the revisions at the April 9, 2024 meeting.**

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:51 P.M.