

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
SEPTEMBER 27, 2022 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: Julien Meyrat, Rob McAngus, Kevin Lefere, Petra Phillips, Phil Craddock, and Rick Johnson. The following Board Members were absent: Robert Miller. Staff members present were Ryan Miller (Director of Planning), Bethany Ross (Planner), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-049 (BETHANY ROSS) WITHDRAWN**

Discuss and consider a request by Mike Ruibal of Ruibal's Garden Center for the approval of a Site Plan for a Garden Supply/Plant Nursery on a 2.98-acre tract of land identified as Lots 12 & 12-1 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 207 Ranch Trail, and take any action necessary.

(2) **SP2022-050 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing Office/Warehouse facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on September 16, 2022. The Board requested that the applicant extend the parapets back and match the front entryway on the back façade. Before action is taken on the elevations, the ARB would like to review the revised elevations at the October 11, 2022 meeting.**

(3) **SP2022-051 (HENRY LEE)**

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing Office/Manufacturing facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on September 16, 2022. Board Member Craddock made a motion to recommend approval, and Board Member Phillips seconded the motion. The motion was approved by a vote of 6-0, with Board Member Miller absent.**

(4) **SP2022-052 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing Massage Therapist facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on September 16, 2022.**

**Board Member Meyrat made a motion to recommend approval, and Board Member Craddock seconded the motion. The motion was approved by a vote of 6-0, with Board Member Miller absent.**

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:14 p.m.