

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

APRIL 9, 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: John Hagaman, Patra Phillips, Robert Miller, Wes Dalton, and Kevin Hadawi present. Board Members absent: Taslow Roberts and Rob McAngus. 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) **SP2024-011 (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 provided by the applicant on April 2, 2024, and made a motion to recommend approval of the Site Plan by a vote of 5-0, with the condition that the applicant provide a masonry wall or add cedars and a live oak of at least 10" caliper, and board members Roberts and McAngus absent.

(2) **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 Architectural Review Board (ARB) reviewed the applicant's building elevations provided by the applicant on April 2, 2024, and made a motion to recommend approval of the Site Plan by a vote of 5-0, with the condition that the applicant extend the parapet back four (4) feet and board members Roberts and McAngus absent.

(3) **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 Architectural Review Board (ARB) reviewed the applicant's building elevations provided by the applicant on April 2, 2024, and made a motion to recommend approval of the Site Plan by a vote of 5-0, with board members Roberts and McAngus absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:46 P.M.