

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

APRIL 30, 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 5:01 p.m. with the following board members present: John Hagaman, Patra Phillips, Robert Miller, and Kevin Hadawi present. Board Members absent: Taslow Roberts, Wes Dalton 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) CONSENT AGENDA

(IV) ACTION AGENDA

(1) **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 an 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 Architectural Review Board (ARB) reviewed the applicant's building elevations provided by the applicant on April 19, 2024, and made a motion to recommend approval of the Site Plan by a vote of 3-0, with board members Roberts, Dalton, Miller and McAngus absent.

(2) **SP2024-018 (BETHANY ROSS)**

Discuss and consider a request by Jonathan McBride for the approval of a Site Plan for an existing *Office/Warehouse Facility* on a 1.8040-acre tract of land being identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 Nation Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the applicant's building elevations provided by the applicant on April 19, 2024, and made a motion to recommend approval of the Site Plan by a vote of 4-0, with board members Roberts, Dalton, and McAngus absent.

(3) **SP2024-019 (HENRY LEE)**

Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Site Plan for an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 16, 2024. The Board requested that the applicant change the EFIS to three (3) part stucco. Before action is taken on the elevations the ARB wants to see the revised elevations at the March 12, 2024 meeting.

(V) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:11 P.M.