

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

FEBRUARY 28, 2023 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, Phil Craddock, Rob McAngus, Kevin Lefere, Herman Hudson, and Patra Phillips. 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) CONSENT AGENDA

(1) **SP2023-005 (HENRY LEE)**

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the approval of an Amended Site Plan for an *office building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

(2) **SP2023-006 (HENRY LEE)**

Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

Board Member McAngus made a motion to approve the Consent Agenda and Board Member Phillips seconded the motion. The motion was approved by a vote of 6-0, with Board Member Miller absent.

(IV) ACTION ITEMS

(3) **SP2023-007 (HENRY LEE)**

Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings, LLC for the approval of a Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 17, 2023. Board Member Meyrat made a motion to approve and Board Member Lefere seconded the motion. The motion was approved by a vote of 6-0, with Board Member Miller absent.

(4) **SP2023-008 (HENRY LEE)**

Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of a Site Plan for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 17, 2023. The Board requested that the applicant provide updated building elevations showing consistent arches, window headers, and symmetry of the windows. The board also requested that the applicant provide a green wall along Summer Lee Drive. Before action is taken on the elevations the ARB wants to see the revised elevations at the March 14, 2023 meeting.

(5) **SP2023-009 (HENRY LEE)**

Discuss and consider a request by T. J. McDonald of Halff and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on February 17, 2023. The Board requested that the applicant provide updated building elevations showing screening of the AC units, and a continuation of the stamped stone around the building. Before action is taken on the elevations the ARB wants to see the revised elevations at the March 14, 2023 meeting.

(V) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:28 P.M.