

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

OCTOBER 29, 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: Patra Phillips, Taslow Roberts, and Rob McAngus, Wes Dalton, John Hagaman, and Kevin Hadawi Board Members absent. Robert Miller. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), and Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2024-041 (HENRY LEE)**

Discuss and consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Site Plan for General Retail Store and Restaurant (i.e. IKEA) on a 18.663-acre tract of land identified as a portion of Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on October 18, 2024. The Board approved a motion to recommend approval of the Site Plan by a vote of 6-0, with Board Member Miller absent.

(2) **SP2024-042 (ANGELICA GUEVARA)**

Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of an Amended Site Plan for an existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center 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.

The Architectural Review Board reviewed the building elevations provided by the applicant on October 18, 2024 and recommended that the applicant provide a material sample board, a colored rendering of the proposed building, and add a double window to the front elevation of the building to create symmetry. The Architecture Review Board will review the updated elevations on the November 12, 2024 meeting.

(3) **SP2024-043 (BETHANY ROSS)**

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a *Medical Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

(1) The Architecture Review Board review the elevations submitted by the applicant on October 18, 2024 and suggested that the applicant bring an alternative elevation with just the darker color on the tower elements. The Architecture Review Board will review the updated elevations on the November 12, 2024 meeting.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:36 P.M.