

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

FEBRUARY 27, 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: Kevin Hadawi, Wes Dalton, Rob McAngus, and John Hagaman. Board Members absent: Robert Miller, Patra Phillips and Taslow Roberts. 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) **SP2024-003 (ANGELICA GUEVARA)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Site Plan for two (2) metal buildings in conjunction with two (2) existing commercial/industrial buildings on a 1.55-acre parcel of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Trail, 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 provide a stone wainscoting to the existing building to match the proposed. Before action is taken on the elevations the ARB wants to see the revised elevations at the March 12, 2024 meeting.

(2) **SP2024-004 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Brian Berry of PRBBS, LLC for the approval of a Site Plan for a commercial building on a 1.745-acre parcel of land being identified as Lot 1, Block A, BW Plus Executive Residency Addition City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 700 Vigor Way, 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 provide colored renderings. Before action is taken on the elevations the ARB wants to see the revised elevations at the March 12, 2024 meeting.

(3) **SP2024-005 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Akhil Vats of Vedanta Estates, LLC for the approval of a Site Plan for a medical office building on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, 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 provide a natural stone, to add brick to the front like on the sides, and provide digital renderings of the building. Before action is taken on the elevations the ARB wants to see the revised elevations at the March 12, 2024 meeting.

(IV) ADJOURNMENT

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