

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

APRIL 25, 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: Phil Craddock, Julien Meyrat and Rob McAngus. The following board members were absent: Robert Miller, Kevin Lefere, Herman Hudson, and Patra Phillips. Staff members present were Ryan Miller (Director of Planning), Bethany Ross (Planner), and Henry Lee (Planner).

(II) OPEN FORUM

(III) CONSENT AGENDA

(1) **SP2023-013 (BETHANY ROSS)**

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvally Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205], and take any action necessary.

(2) **SP2023-014 (BETHANY ROSS)**

Discuss and consider a request by Ashley Egan for the approval of an Amended Site Plan for an office building on a 0.5090-acre tract of land identified Block 80 B of the B. F. Boydston Survey, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicants on April 14, 2023. Board Member McAngus made a motion to recommend approval and Board Member Meyrat seconded the motion. The motion was approved by a vote of 3-0, with Board Members Robert Miller, Kevin Lefere, Herman Hudson, and Patra Phillips absent.

(IV) ACTION ITEMS

(3) **SP2023-015 (BETHANY ROSS)**

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a *restaurant* on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Subdistrict of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on April 14, 2023. Before action is taken on the elevations the ARB wants to see the revised elevations at the May 9, 2023 meeting.

(4) **SP2023-017 (BETHANY ROSS)**

Discuss and consider a request by David Srovji on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a Site Plan for a *retail shopping center and house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on April 14, 2023. The Board recommended that the applicant provide staff with a material sample board, finish the parapets on the backside, extend the parapets back 8.5 feet, and bring the parapet up to the middle column height on the East elevation. Before action is taken on the elevations the ARB wants to see the revised elevations at the May 9, 2023 meeting.

(V) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:21 P.M.