

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MAY 27, 2025 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 Philips, Dennis Kirkpatrick, Wes Dalton, and Kevin Hadawi. Absent from the meeting were Board Members Robert Miller, Rob McAngus, and Kristy Mase. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), and Bethany Ross (Planner). Absent from the meeting was Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2025-014 (BETHANY ROSS)**

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a *Retail/Office Building* on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on May 27, 2025. The Board approved a motion to recommend approval of the Site Plan with the condition that the applicant change the elevations to reflect the original brick by a vote of 4-0, with Board Members Miller, McAngus, and Mase absent.

(2) **SP2025-017 (BETHANY ROSS)**

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Site Plan for a *Medical Office Building* on a portion of a 8.969-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 south of the intersection of S. Goliad Street [*SH-205*] and SH-276, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on May 27, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Miller, McAngus, and Mase absent.

(3) **SP2025-020 (BETHANY ROSS)**

Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Elias Pope for the approval of an Amended Site Plan for a *Restaurant Without a Drive-Through* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast 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 May 27, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 4-0, with Board Members Miller, McAngus, and Mase absent.

(4) **SP2025-021 (HENRY LEE)**

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a Site Plan for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on May 27, 2025. The Board recommended that the applicant meet the Overlay District requirements and propose an approved cementitious material.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 P.M.