

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 28, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Lindsay Mitchell, Ashlei Neill, and Robert Miller. The following board members were absent: Julien Meyrat and Rick Johnson (was present at 5:02 p.m.), with one (1) vacancy.

Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. CONSENT AGENDA

1. SP2019-013 (David)

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 4 to 0 with Board Members Meyrat and Johnson absent, and one (1) vacancy.

III. ACTION ITEMS

2. SP2019-014 (Korey)

Discuss and consider a request by Ahmed Helaluzzaman 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 Architectural Review Board (ARB) did not review this case because the applicant indicated that new elevations would be submitted for this case for review at the June 11, 2019 ARB meeting.

3. SP2019-016 (David)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended that the applicant provide a wainscot on the existing buildings in order to match the proposed buildings' appearance. The ARB will review the revision at the June 11, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

4. SP2019-017 (David)

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas,

zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 5- 0, with Board Member Meyrat absent and one (1) vacant seat on the Board.

5. SP2019-018 (Korey)

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and requested the applicant make revisions in order to match the applicant's existing office warehouse facility located at 1450 T. L. Townsend Drive. The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) and a recommendation will be forwarded to the Planning and Zoning Commission at the June 11, 2019 meeting.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:25 p.m.