

# MINUTES



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MARCH 25, 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 5:01 p.m. with the following board members present: Patra Phillips, Kristi Mase, and Kevin Hadawi. Absent from the meeting were Board Members Robert Miller, Rob McAngus, Dennis Kirkpatrick, and Wes Dalton. 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) **SP2025-011 (HENRY LEE)**

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing Mini-Warehouse Facility on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on March 25, 2025. The Board recommended that the applicant meet all of the Overlay District requirements.**

(2) **SP2025-012 (HENRY LEE)**

Discuss and consider a request by Frank Polma P.E. of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a Private Indoor Gun Range on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

**The Architecture Review Board reviewed the Building Elevations provided by the applicant on March 25, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Miller, McAngus, Kirkpatrick, and Dalton absent.**

(IV) ADJOURNMENT

**There being no further business, the meeting was adjourned at 5:17 P.M.**