

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 29, 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: Dennis Kirkpatrick, Rob McAngus, Kristi Mase, Wees Dalton and Kevin Hadawi. Absent from the meeting were Board Members Robert Miller and Patra Philips. Staff members present were Ryan Miller (Director of Planning), Bethany Ross (Planner), and Angelica Guevara (Planning Technician). Absent from the meeting was Henry Lee (Senior Planner).

(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 April 29, 2025. The Board recommended that the applicant make the following changes: [1] add an awning over the door on the west elevation, and [2] replace the brick to a rust color instead of a taupe.

(2) **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 April 29, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 5-0, with Board Members Miller and Philips absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 P.M.