

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JUNE 24, 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 5:02 p.m. with the following board members present: Kristi Mase, Robert Miller, and Dennis Kirkpatrick. Absent from the meeting were Board Members Rob McAngus, Wes Dalton, Patra Philips, and Kevin Hadawi. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Senior Planner), Bethany Ross (Senior Planner), and Angelica Guevara (Planning Technician).

(II) OPEN FORUM

(III) ACTION AGENDA

(1) **SP2025-023 (HENRY LEE)**

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a *Soccer Complex and Parking Lot Expansion* for an existing *Corporate Campus* (i.e. *Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lot 1, 2 & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner 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 June 24, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members McAngus, Dalton, Philips, and Hadawi absent.

(2) **SP2025-024 (HENRY LEE)**

Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a Site Plan for seven (7) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on June 24, 2025. The Board approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members McAngus, Dalton, Philips, and Hadawi absent.

(3) **SP2025-025 (ANGELICA GUEVARA)**

Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Site Plan for the expansion of an existing *Church/House of Worship* (i.e. *Ridgeview Church*) on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

The Architecture Review Board reviewed the Building Elevations provided by the applicant on June 24, 2025. The Board recommended that the applicant match the building elevations that were originally submitted and approved by City Council. Additionally, they requested that the applicant provide an updated material sample board.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:11 P.M.