

# MINUTES



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
APRIL 15, 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, Robert Miller, and Wes Dalton. Absent from the meeting were Board Members Rob McAngus, Dennis Kirkpatrick, Kevin Hadawi, and Kristi Mase. 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 April 15, 2025. The Board approved a motion to deny the Site Plan by a vote of 3-0, with Board Members Rob McAngus, Dennis Kirkpatrick, Kevin Hadawi, and Kristi Mase absent. The reasons for the denial are the following: [1] materials are not meeting the Overlay District standards, [2] the elevations not consistent with the new development, and [3] not meeting the requirements as stipulated by the ordinance (i.e. four-sided architecture and architectural elements).**

## (IV) ADJOURNMENT

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