

# MINUTES



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
APRIL 26, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

## (I) CALL TO ORDER

*The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Patra Phillips, Bob Wacker, and Robert Miller. The following Board Members were absent: Rick Johnson, Quint Avenetti, and Rob McAngus. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).*

## (II) OPEN FORUM

## (III) ACTION ITEMS

### (1) **SP2022-017 (BETHANY ROSS)**

Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Site Plan for a *Public Secondary School* on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on April 14, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member Miller seconded the motion. The motion was approved by a vote of 4-0, with Board Members Johnson, Avenetti, and McAngus absent.**

### (2) **SP2022-018 (BETHANY ROSS)**

Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Site Plan for a *Public Secondary School* a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on April 14, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member Miller seconded the motion. The motion was approved by a vote of 4-0, with Board Members Johnson, Avenetti, and McAngus absent.**

### (3) **SP2022-020 (HENRY LEE)**

Discuss and consider a request by Mark Griffin of Linear Architecture, LLC on behalf of Roland C. Spongberg of WKS Frosty Corp. for the approval of an Amended Site Plan for an existing *Restaurant with Drive-Through* on a 0.964-acre parcel of land identified as Lot 3R, Block A, Rockwall Towne Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2545 Ridge Road, and take any action necessary.

**The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on April 14, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member Phillips seconded the motion. The motion was approved by a vote of 4-0, with Board Members Johnson, Avenetti, and McAngus absent.**

## (IV) ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 5:30 p.m.