

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**January 10, 2017**  
**4:00 P.M.**

**I. CALL TO ORDER**

*The meeting began at approximately 4:00 p.m. with the following members present: Adan Tovar, Ashlei Neill, Ralph Chizzonite, Jimmy Strohmeyer, Phillip Craddock, and Jerry Welch. The following Board members were absent: Kristi Mase.*

*The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS:**

**1. SP2016-032 (Korey)**

Discuss and consider a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

***On January 10, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. After meeting with the applicant, the ARB's motion to recommend approval of the building elevations passed by a vote of 5 to 0 with Board Members Mase and Neill absent.***

**2. SP2016-034 (David)**

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

***After failing to establish a quorum on December 27, 2016, the Architectural Review Board (ARB) met on January 10, 2017 to review the proposed elevations and recommended to the Planning and Zoning Commission to table the item to the January 31, 2017 meeting. This would allow for the applicant to revise the elevations for the purpose of better addressing the requirements of the UDC. The ARB will review these changes on January 31, 2017 and make a recommendation to the Planning and Zoning Commission during its regularly scheduled meeting.***

**3. SP2016-036 (David)**

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a multi-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

***After failing to establish a quorum on December 27, 2016, the Architectural Review Board (ARB) met on January 10, 2017 to review the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The ARB then made a motion to recommend approval of the building elevations passed by a vote of 4 to 0 with Board Members Strohmeyer recusing himself and Mase & Neill absent.***

4. **SP2017-001 (Korey)**

Discuss and consider a request by Jeffery Dolian, PE of Kimley-Horn and Associates, Inc. on behalf of Eames Gilmore, Sr. of the Target Corporation for the approval of an amended site plan to change the exterior façade of an existing retail building situated on a 10.37-acre parcel of land identified as Lot 2, Block A, Steger Towne Crossing, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 850 Steger Towne Drive, and take any action necessary.

***On January 10, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. After meeting with the applicant, the ARB's motion to recommend approval of the variance to the secondary materials on the building façade with staff recommendations passed by a vote of 6 to 0 with Board Member Mase absent.***

5. **SP2017-002 (David)**

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amended site plan for the addition of a warehouse building on an existing facility situated on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

***On January 10, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. After meeting with the applicant, the Architectural Review Board (ARB) unanimously recommended approval of the building elevations and the associated variances to allow for a flat roof design, not meeting the stone requirements, and not meeting the articulation requirements of the UDC and as stated in staff's report. The motion was approved by a vote of 6 to 0 with Board Member Mase absent.***

### III. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 5:25 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
January 31, 2017  
4:00 P.M.

**I. CALL TO ORDER**

*The meeting began at approximately 4:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Ralph Chizzonite, Jerry Welch, and Phillip Craddock. The following Board member was absent: Jimmy Strohmeyer.*

*The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS:**

**1. SP2016-034 (David)**

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

***On January 31, 2017, the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the revised elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion to recommend approval of the revised elevations passed by a vote of 6 to 0 with Board member Strohmeyer absent.***

**2. SP2017-007 (Ryan)**

Discuss and consider a request by Brett Mashchak of Academy Sports + Outdoors on behalf of Tim Denker of Steger Dunhill, LLC for the approval of an amended site plan for an existing building situated on a 5.511-acre parcel of land identified as Lot 4, Block A, Steger Towne Crossing, Phase 1, Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 920 Steger Towne Drive, and take any action necessary.

***On January 31, 2017, the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the elevation changes and recommend approval of the variance. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion passed by a vote of 6-0, with Board Member Strohmeyer absent.***

**3. SP2017-004 (Korey)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

***On January 31, 2017, the the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the amended elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion to recommend approval of the revised building elevations passed by a vote of 6 to 0 with Board Member Strohmeyer absent.***

**4. SP2017-006 (David)**

Discuss and consider a request by Maria Bonilla of Winkleman & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

***On January 31, 2017, the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the amended elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion to forward a recommendation of approval to the Planning and Zoning Commission for the amended building elevations passed by a vote of 6 to 0, with Board member Strohmeyer absent.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:12 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
February 28, 2017  
5:00 P.M.

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, John Womble, Jimmy Strohmeyer, and Phillip Craddock. The following Board member was absent: Ashlei Neill and one (1) vacancy.*

*The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS:**

**1. SP2017-008 (Korey)**

Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

***On February 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB recommended approval of the elevations as submitted by a vote of 5 to 0 with Board Member Neill absent and one (1) vacant position.***

**2. SP2017-010 (David)**

Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [SH-205], and take any action necessary.

***The Architectural Review Board (ARB) met with the applicant, Rick Dirkse, on February 28, 2017 regarding proposed building elevations for an office building to be constructed within the Downtown (DT) District. The development is comprised of two (2) lots and is currently addressed as 301 & 303 N. Goliad Street. After reviewing the proposed building elevations -- and based upon the Downtown (DT) Districts zoning standards and the location of the development -- the ARB recommended Mr. Dirkse revise the building elevations to reflect the historical characteristics associated with PD-50 or the building form that is consistent with the downtown core. The applicant has modified the building elevations to reflect a historical character similar to the time period associated with PD-50 for a subsequent review by the ARB. The ARB will review the revised elevations at their next meeting on March 28, 2017 and is to provide a recommendation to the Planning and Zoning Commission.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:00 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
March 28, 2017  
5:00 P.M.

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Jerry Welch, Adan Tovar, Ralph Chizzonite, John Womble, Jimmy Strohmeyer, Ashlei Neill, and The following Board member was absent: Phillip Craddock.*

*The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS:**

**1. SP2017-010 (David)**

Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [SH-205], and take any action necessary.

***On March 28, 2017, the Architectural Review Board (ARB) met with the applicant, Rick Dirkse, to discuss changes to the proposed building elevations with regard to the ARB's recommendations from the February 28, 2017 meeting. The ARB recommended Mr. Dirkse revise the building elevations to reflect the historical characteristics associated with PD-50 or the building form that is consistent with the downtown core. The modified elevations submitted to the ARB were more in line with the historical characteristic of the properties located within PD-50. The ARB made a motion to recommend the applicant switch or mirror the elevations from the south to the north, providing for a variation to roof line that is indicative of the souths' articulated roof line elements. The motion was approved by a vote of 5 to 1 with Board Member Chizzonite dissenting. Following the vote the ARB held a general discussion with Mr. Dirkse concerning the north elevations insufficiency to provide articulation, and the property's proximity to the SH 205 couplet. From these discussions the ARB requested the applicant consider reversing the north and south elevations. The applicant agreed to revise the elevations and the ARB should forward a recommendation to the Planning and Zoning Commission during their next meeting to be held on April 25, 2017.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:40 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**April 25, 2017**  
**4:30 P.M.**

**I. CALL TO ORDER**

*The meeting began at approximately 4:50 p.m. with the following members present: Jerry Welch, Adan Tovar, Ralph Chizzonite, John Womble, Phillip Craddock, Ashlei Neill, and The following Board member was absent: Jimmy Strohmeyer.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. CONSENT AGENDA:**

**1. SP2017-015 (Korey)**

Discuss and consider a request by Susan Gamez for the approval of a site plan for a *Massage Therapist [Everybody Massage]* on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

***On April 25, 2017, after not removing the item from the consent agenda, the Architectural Review Board (ARB) made a motion to recommend approval of the building elevations and passed by a vote of 6-0 with Board Member Strohmeyer absent.***

**III. ACTION ITEMS:**

**2. SP2017-010 (David)**

Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [SH-205], and take any action necessary.

***On April 25, 2017, Architectural Review Board reviewed the applicants' revisions to the building elevations. The applicant had added dormers to both the north and south facing elevations, providing relief to the building's roofline. Additionally, the dormers provide additional articulation to the structure when being viewed from the east or west elevations. After discussion with staff, the Architectural Review Board's motion to recommend approval of the building elevations passed by a vote of 5-1 with Board Member Chizzonite dissenting and Board Member Strohmeyer absent.***

**3. SP2017-012 (David)**

Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

***On April 25, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and did not request any changes; however, the board did request to see a larger sample of the cultured stone. The ARB also requested information from the manufacturer of the stone to see if it would meet the intent of the overlay district***

**standards for the use of a cultured stone. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 09, 2017.**

**4. SP2017-014 (Korey)**

Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of an amended site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

***On April 25, 2017, Architectural Review Board (ARB) reviewed the applicants' building elevations. After discussion with the applicant and staff, the ARB's motion to recommend approval of the building elevations passed by a vote of 6-0 with Board Member Strohmeyer absent.***

**5. Z2017-018 (Ryan)**

Hold a public hearing to discuss and consider a request by Cesar Sagovia of Rogue Architects on behalf of Starbucks Coffee Company for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 12-29 (S-099)* to allow for an expansion to the existing restaurant on a 0.182-acre portion of a larger 25.927-acre parcel of land identified as Lot 6, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, addressed as 778 E. IH-30, and take any action necessary.

***On April 25, 2017, Architectural Review Board (ARB) reviewed the applicants' building elevations. After discussion with the applicant and staff, the ARB's motion to recommend approval of the building elevations passed by a vote of 6-0 with Board Member Strohmeyer absent.***

## **IV. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:25 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**May 9, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 4:50 p.m. with the following members present: Jerry Welch, Adan Tovar, Ralph Chizzonite, John Womble, and Phillip Craddock. The following Board members were absent: Jimmy Strohmeyer and Ashlei Neill.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS:**

**1. SP2017-012 (David)**

Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

***On May 9, 2017, the Architectural Review Board (ARB) reviewed the larger sampling of the cultured stone provided by the applicant. After discussion with the applicant, the ARB's motion to recommend approval for the use of natural stone and the variances to the corporate identity and parking passed by a vote of 5 to 0 with Board Members Strohmeyer & Neill absent.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:16 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**June 13, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:03 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, John Womble, and Phillip Craddock. The following Board members were absent: Ashlei Neill, Jerry Welch and one (1) vacancy.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**ACTION ITEMS**

**1. Election of a Chair and Vice Chair (Ryan)**

Discuss and consider the election of a chair and vice chair in accordance Section 13.4, *Officers*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

***The Architectural Review Boards (ARB) motion to elect John Womble as Chairman was approved by a vote of 4 to 0. A second motion by the ARB to elect Phillip Craddock as Vice-Chairman was approved by a vote of 4 to 0. Board Members Neill and Welch were absent.***

**2. SP2017-016 (David)**

Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

***On June 13, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations for the site. After receiving direction from the ARB to provide decorative elements such as faux window treatments to the buildings' south façade and relocating the dumpster to the rear and the propane cage underneath the canopy, the applicant provided three (3) options for consideration. After discussion, the ARB choose Option No. 1, which provided two (2) faux windows with louvered awnings over each window. The elevations also included pilaster elements wrapping the corners of the building with a decorative cornice. The ARB's motion to recommend approval of Option No. 1 passed by a vote of 4 to 0 with Board Members Neill and Welch absent. Additionally, the motion included a recommendation of approval for the exception to the vertical articulation and a recommendation for the use of a natural stone rather than cultured stone.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:15 p.m

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**June 27, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, Jerry Welch, and Phillip Craddock. The following Board member was absent: John Womble and one (1) vacancy.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-018 (Korey)**

Discuss and consider a request by Annalyse Olson on behalf of Ron Valk for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located east of the intersection of T. L. Townsend Drive and Trowbridge Drive, and take any action necessary.

***Case was withdrawn by applicant. Not reviewed by ARB.***

**2. SP2017-019 (Korey)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

***On June 27, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to provide a rendering of the building, material samples of the stucco, and to utilize natural stone and thin brick instead of the proposed cultured stone and manufactured brick panels. The applicant has indicated he will meet all of the ARB's recommendations. Once the ARB reviews the revised renderings and materials, the Board will forward a recommendation to the Planning and Zoning Commission.***

**3. SP2017-020 (David)**

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

***Case was inadvertently placed on agenda. Not reviewed by ARB.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:23 p.m

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**July 11, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, Jerry Welch, John Womble, and Phillip Craddock. All Board Members were present with one (1) vacancy.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-019 (Korey)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

*On July 11, 2017, with the applicant not being present, the Architectural Review Board (ARB) made a motion to table the item to the next meeting scheduled for July 25, 2017. The motion passed by a vote of 6 to 0 with one (1) vacancy.*

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:18 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**July 25, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, Jerry Welch, John Womble, and Phillip Craddock. All Board Members were present with one (1) vacancy.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning) and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-019 (Korey)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

***On July 25, 2017, the Architectural Review Board's motion to recommend approval of the building elevations passed by a vote of 6 to 0 with one vacant position.***

**2. SP2017-022 (Korey)**

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66), and take any action necessary.

***On July 25, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendations to the applicant to provide additional articulation to the north, east, and south building facades. The applicant has submitted revisions that will be reviewed by the ARB followed by a recommendation being forwarded to the Planning and Zoning Commission at the August 15, 2017 meeting.***

**3. SP2017-023 (David)**

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

***On July 25, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and made a motion to recommend approval of the building elevations as submitted. The vote was approved unanimously 6 to 0 with one vacancy.***

**4. SP2017-024 (David)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall

County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

***On July 25, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendations to the applicant to provide additional articulation and stucco indicative of the franchises other locations. The ARB will forward a recommendation to the Planning and Zoning Commission at the August 15, 2017 meeting.***

### **III. ADJOURNMENT**

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

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**August 15, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:15 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, and John Womble. The following Board members were absent: Jerry Welch and Phillip Craddock, with one (1) vacancy.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-022 (Korey)**

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66), and take any action necessary.

*On August 15, 2017, the ARB reviewed the revised building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and made a motion to recommend approval of the building elevations as submitted. The vote was approved unanimously 4 to 0 with Board Members Welch and Craddock absent, with one vacancy.*

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:20 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
August 29, 2017  
4:30 PM

**I. CALL TO ORDER**

*The meeting began at approximately 4:50 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, Jerry Welch, John Womble, and Phillip Craddock. There were no absences with Welch present at 4:52 p.m. and Tovar present at 5:02 p.m., and one (1) vacancy.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. CONSENT AGENDA**

**1. SP2017-028 (David)**

Discuss and consider a request by Kent Birdsong of Birdsong CPA for the approval of a site plan for the expansion of an existing building on a 0.451-acre tract of land identified as Lots 1, 2, 3 & 6, Block I, OT Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 105 N. Alamo Street, and take any action necessary.

***On August 29, 2017, the Architectural Review Board's motion to approve the consent agenda passed by a vote of 5 -1 with Board Member Craddock dissenting and Board Members Welch and Tovar absent.***

**III. ACTION ITEMS**

**2. SP2017-025 (Korey)**

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

***On August 29, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations and variance with the condition that mature shrubs be planted in front of the areas where the stucco is in the first four (4) feet above grade. The applicant has agreed to this condition.***

**3. SP2017-026 (David)**

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

***On August 29, 2017, the Architectural Review Board (ARB) reviewed the building elevations and requested the applicant clearly delineate the materials on the elevations and to provide a material sample board. After meeting with the applicant, the ARB took no action and requested the applicant return for a subsequent review. The applicant has revised the elevations, submitted material samples, and will receive a recommendation from the ARB at the September 26, 2107 meeting.***

**4. SP2017-027 (David)**

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-

205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

***On August 29, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made recommendations to the applicant to come back with a design that better conforms to the approved conceptual elevations. Specifically, the ARB was concerned about the lack of detail and a reduction of the architectural elements (e.g. exposed rafters, balconies with railings, etc.) depicted in the proposed building elevations. The ARB will forward a recommendation to the Planning and Zoning Commission on September 12, 2017***

**5. SP2017-029 (David)**

Discuss and consider a request by Richard L. Brooks for the approval of an amended site plan for an existing medical building on a 2.427-acre tract of land identified as Lot 1, Block A, Lake Pointe Health Science Center of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2504 & 2506 Ridge Road [FM-740], and take any action necessary.

***After meeting with the applicants on August 29, 2017, the Architectural Review Board (ARB) recommended to table the item to the next meeting scheduled for September 12, 2017. The ARB requested the applicants come back with a design that does not incorporate the use of two -- or more -- primary roofing materials (e.g. metal and composition shingles) as presented.***

### **III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:55 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
September 12, 2017  
5:00 PM

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, Jerry Welch, and Phillip Craddock. Board Chairman John Womble was absent, with one (1) vacancy.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-024 (David)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

***On September 12, 2017, the ARB reviewed the revised building elevations and recommended the applicant incorporate additional stone on all corners up to the cornice, including the pilaster and the drive-up window elements. Additionally, the ARB recommended cast stone banding elements be included on the (front) porch columns (at the water table) to break up their monolithic appearance and to deepen or pronounce the cornice accents. The applicant agreed to comply with this request. After this discussion, the Board made a motion to recommend approval of the elevations with the condition that staff verify the changes as recommended. The motion to approve passed unanimously by a vote of 5 to 0 with Board Chairman Womble absent and one (1) vacancy. It should be noted that the approval of these elevations included allowing the flat roof design.***

**2. SP2017-027 (David)**

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

***On September 12, 2017, the ARB reviewed the revised building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and made a motion to recommend approval of the building elevations as submitted. The vote was approved unanimously 5 to 0 with Board Chairman Womble absent and one vacancy.***

**III. ADJOURNMENT**

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

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
September 26, 2017  
5:00 PM

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, John Womble, Ashlei Neill, Julian Meyrat, and Phillip Craddock. Board Member's Ralph Chizzonite and Jerry Welch were absent.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-030 (David)**

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

***On September 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was concerned with the amount of ACM paneling being featured on the front elevation, the lack of stone required for all sides of the building, the amount of EIFS being used on the north, east, and west elevations, and the lack of vertical articulation. The applicant indicated that the building is representative of a prototypical structure and would communicate the boards concerns with the owner. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on October 10, 2017.***

**2. SP2017-026 (David)**

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

***On August 29, 2017, the Architectural Review Board (ARB) reviewed the building elevations and requested the applicant clearly delineate the materials on the elevations and to provide a material sample board. After meeting with the applicant, the ARB took no action and requested the applicant return for a subsequent review. The applicant has revised the elevations, submitted material samples, and will receive a recommendation from the ARB at the September 26, 2107 meeting.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:51 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**October 10, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:02 p.m. with the following members present: Adan Tovar, John Womble, Ashlei Neill, Julian Meyrat, Trace Johannsen, and Phillip Craddock. Board Member Dayman was absent.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-030 (David)**

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

***On October 10, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and after discussion with City staff, made a motion to recommend approval of the elevations as submitted, including all variances and waivers requested. The motion passed by a vote of 6 to 0 with Board Member Dayman absent.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:09 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**October 24, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:02 p.m. with the following members present: Adan Tovar, John Womble, Ashlei Neill, Julian Meyrat, Trace Johannsen, and Phillip Craddock. Board Member Dayman was absent.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-032 (Korey)**

Discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

***On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations with the condition that the stone wainscot be continued around the entire building. The applicant has agreed to this condition.***

**2. SP2017-033 (David)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

***On October 24, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and did not request any changes; however, the board did request the applicant incorporate a natural stone product rather than the cultured stone being requested. The ARB also requested the applicant use a 3-part stucco as opposed to the EIFS being depicted on the building elevations. The applicant has made the changes as requested by the ARB. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.***

**3. SP2017-034 (Korey)**

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

***On October 24, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The Board expressed concern with the subtle differences between both building being presented and the existing buildings and requested the applicant meet the ordinance requirements. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.***

**4. SP2017-035 (Korey)**

Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

***On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and asked the applicant to make revisions to the stone percentages and the rear elevation. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.***

**5. SP2017-036 (Korey)**

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

***On October 24, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The Board expressed concern with the subtle differences between both building being presented and the existing buildings and requested the applicant meet the ordinance requirements. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.***

### **III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:36 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
November 14, 2017  
5:00 PM

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, John Womble, Ashlei Neill, Dennis Dayman and Trace Johannsen. Board Members Julian Meyrat and Phillip Craddock were absent.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-033 (David)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

***On November 14, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the building elevations which passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.***

**2. SP2017-034 (Korey)**

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

***On November 14, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the building elevations which passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.***

**3. SP2017-035 (Korey)**

Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

***On November 14, 2017 the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to approve the revised building elevations with variances to the stone requirement on the north elevation [i.e. front elevation], the landscaping requirements, and the vertical and horizontal articulation requirements. Additionally, the Architectural Review Board requested that the applicant lower the stone wainscot on the north façade to match the wainscot on the west elevation. The applicant has agreed to this request. A motion to recommend approval of the building elevations passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.***

**4. SP2017-036 (Korey)**

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

***On November 14, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the building elevations which passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:25 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**November 28, 2017**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, John Womble, Phillip Craddock, Ashlei Neill, Dennis Dayman and Trace Johannsen. Board Member Julian Meyrat was absent.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning) and Korey Brooks (Planner). David Gonzales (Senior Planner) was absent.*

**II. ACTION ITEMS**

**1. SP2017-037 (Korey)**

Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

***On November 28, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to incorporate vertical and horizontal articulation on the south and west elevations. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation at the December 12, 2017 Planning and Zoning Meeting.***

**2. SP2017-038 (David)**

Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

***On November 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. After the discussion, the board requested the applicant consider changing the general appearance of the building to match the existing building by incorporating at the main entrance a flat element rather than the gabled element and to match the cornice of the existing building. Additionally, the ARB recommended the applicant not use a wrapping brick wainscot -- as depicted on the rear and left elevation -- rather use stone for consistency. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on December 12, 2017.***

**3. SP2017-039 (David)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

***On November 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The ARB requested the applicant provide a materials sample board and***

***recommended the applicant lighten the proposed colors of the stucco on the building making them more neutral. The applicant has made the changes as requested by the ARB and provided a materials sample board. The ARB will provide a recommendation to the Planning and Zoning Commission during their next meeting on December 12, 2017.***

**4. SP2017-040 (David)**

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

***On November 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The ARB requested the applicant provide a materials sample board and provide a perspective of the buildings. The ARB also recommended the applicant make changes to the building elevations so that the retail building match the gas station building and create more of a thematic appearance for the property. The ARB will provide a recommendation to the Planning and Zoning Commission during their next meeting on December 12, 2017.***

### **III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:25 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
December 12, 2017  
5:00 PM

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, John Womble, Phillip Craddock, and Trace Johannsen. Board Members Julian Meyrat, Dennis Dayman, and Ashlei Neill were absent.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-037 (Korey)**

Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

***On December 12, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a recommendation to approve the revised building elevations and the variances associated with the site plan. The motion to recommend approval was passed by a vote of 4 to 0 with Board Members Meyrat, Dayman, and Neill absent.***

**2. SP2017-038 (David) [Postponed to December 26, 2017]**

Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

***No action was taken by the Architectural Review Board for this item.***

**3. SP2017-039 (David)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

***On December 12, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and remained indifferent to the color pallet that was presented and the use of a random rock pattern of the stone. After discussing this with the applicant, the ARB recommended the applicant use a color pallet more indicative of the mission architectural style such as a white to light tan as the primary color of the stucco. Additionally, the ARB recommended the applicant apply a horizontal/linear pattern for the stone rather than the irregular pattern as was depicted in the materials sample board. The applicant agreed to the changes and will provide staff with the updated elevations for review and approval. The ARB unanimously approved a motion to recommend approval of the changes by a vote of 4 to 0 with Board Members Neill, Dayman, and Meyrat absent. Additionally, the ARB's motion also included a recommendation of approval for the variances requested.***

4. **SP2017-040 (David) [Postponed to December 26, 2017]**

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

***No action was taken by the Architectural Review Board for this item.***

### **III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:23 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
December 26, 2017  
5:00 PM

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, John Womble, and Dennis Dayman. Board Members Phillip Craddock, Trace Johannsen, Julian Meyrat, and Ashlei Neill were absent.*

*Staffs members present at the meeting were Ryan Miller (Director of Planning) and Korey Brooks (Planner).*

**II. ACTION ITEMS**

**1. SP2017-038 (David) [*Postponed to January 9, 2018*]**

Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

***No discussion or action was taken on this agenda item.***

**2. SP2017-040 (David)**

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

***On December 26, 2017, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations and variances to the overlay district and articulation requirements by a vote of 3-0, with Board Members Neill, Myrat, Johannsen, and Craddock absent.***

**3. SP2017-041 (David)**

Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

***On December 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was generally accepting of the elevations, but requested the applicant provide a materials sample board for review. The ARB will provide a recommendation to the Planning and Zoning Commission during their next meeting on January 9, 2018.***

4. **SP2017-042 (David)**

Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

***On December 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was concerned with the lack of articulation for the north and south elevations, since these elevations are being visible from the rights-of-ways of Capital Blvd & Discovery Blvd. The ARB also requested the applicant provide stone on the primary (north facing) elevation and to provide samples of the paint to be used on the exterior of the building.***

### III. ADJOURNMENT

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