

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 29, 2020 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: Bob Wacker, Ashiel Neill, Robert Miller, Lindsay Mitchell (Late), and Julian Meyrat (Late). The following Board Members were absent: Quint Avenetti and Rick Johnson. Staffs members present were Ryan Miller (Director of Planning) and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-034 (DAVID GONZALES)**

Discuss and consider a request by Drew Hayes of METHODArchitecture, PLLC on behalf of the owner Mary Courtin of Courtin Dental for the approval of an Amended Site Plan for a daycare facility in conjunction with a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request with the conditions of approval by a vote of 5-0, with Board Members Avenetti and Johnson absent.

(2) **SP2020-032 (DAVID GONZALES)**

Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a *Gymnasium and Classrooms* in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations for the gymnasium and classroom facility and requested the applicant revise the north building elevation to provide additional projections (i.e. pilasters) and/or recesses that would bring this elevation into better conformance with the UDC. Additionally, the ARB requested color elevations and that the applicant provide additional magnolia trees along Damascus Road as compensatory measure for the requested variances. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the January 12, 2021 meeting, and provide a recommendation to the Planning and Zoning Commission.

(3) **SP2020-033 (DAVID GONZALES)**

Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an Amended Site Plan for a *Gas Canopy* in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 3-0, with Board Members Avenetti, Johnson, Meyrat, and Mitchell absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.