

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**February 13, 2018**  
**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, Trace Johannsen, Phillip Craddock and Ashlei Neill were present. Board Member Julian Meyrat was present to vote on item no. 1. Board Member Dennis 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. SP2018-001 (Korey)**

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

***On February 13, 2018, the ARB reviewed revised building elevations and the proposed entryway monument sign. After review, the ARB and made motion to recommend approval of the building elevations with the requested variances, and the condition that the developer make revisions to the monument sign and resubmit for ARB review and approval at the meeting on March 13, 2018. The motion passed by a vote of 5 to 0 with Board Members Meyrat and Dayman absent.***

**2. SP2018-003 (David)**

Discuss and consider a request by Eddie Bond of Groundbreakers, LLC 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 February 13, 2018, the ARB reviewed revised building elevations. After review, the ARB and made motion to recommend approval of the building elevations, which passed by a vote of 5 to 0 with Board Member Dayman absent.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:38 p.m.