

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 31, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: Bob Wacker, Julien Meyrat, Ashlei Neill, Adan Tovar, Robert Miller, Lindsay Mitchell and Rick Johnson.

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

II. ACTION ITEMS

1. SP2018-017 (Ryan) Item Tabled

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

On July 31, 2018, the Architectural Review Board (ARB) took no action. This item was tabled to the August 14, 2018 meeting.

2. SP2018-019 (David)

Discuss and consider a request by Brad Williams of Winstead PC on behalf of Andrew Malzer of Mountain Prize, Inc. for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1 & 2 of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed amended building elevations for the site. A motion to recommend approval of the amended building elevations passed by a vote of 7-0. Additionally, the motion included a recommendation of approval for the exception to allow for not meeting the vertical articulation standard for the east facing elevation.

3. SP2018-020 (Korey)

Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a site plan for a *Restaurant, 2,000 SF or More with Drive Through* on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

On July 31, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and request more vertical and horizontal articulation and revisions to the color of brick and to add stone to blend with the rest of the commercial development. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variance to the pitched roof requirement. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the August 14, 2018 meeting.

4. SP2018-021 (Korey)

Discuss and consider a request by Ellis Little of Ellis Little Masix Construction, LLC on behalf of David Johnston of the Lofland Farms Estates Homeowner's Association (HOA) for the approval of a site plan for an

amenities center on a 1.0521-acre parcel of land identified as Lot 22, Block B, Lofland Farms, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2400 Wagon Wheel Drive, and take any action necessary.

On July 31, 2018 the Architectural Review Board's (ARB's) motion to recommend approval of the building elevations passed by a vote of 7-0.

5. SP2018-015 (Korey)

Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a site plan to allow changes to the exterior of an existing commercial/retail building on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

On May 29, 2018, the Architectural Review Board (ARB) reviewed modifications to the façade of an existing retail building [i.e. Rustic Warehouse]. The applicant proposed modifications that included replacing the existing roll-up doors with architectural glass, to build a wooden deck, and to add a stone wainscot to the front of the building. At that time, the applicant provided an example of a stone wainscot that was three (3) to four (4)-feet in height. Since that time, the applicant has modified the wainscot so that it is approximately nine (9) to ten (10)-feet in height. Since this modification is different than what was originally approved, staff felt it necessary to allow the Architectural Review Board (ARB) to review the modifications.

6. SP2018-023 (David)

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a hotel on a 1.954-acre tract of land identified as a portion of Lots 7 & 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning a thematic appearance amid all buildings within the Vora Addition took place between the board members and the applicant. The board requested the applicant incorporate the Coronado stone with the wood appearance at the main entrance where the AVID logo is located. The board shared their concern for the lack of vertical and horizontal elements that provide relief for the building. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on August 14, 2018.

7. SP2018-024 (David)

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a medical office building on a 1.003-acre tract of land identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning a thematic appearance amid all buildings within the Vora Addition took place between the board members and the applicant. The board reviewed the Coronado stone with the wood appearance and the additional elements associated with this buildings' design. The board made a motion to approve the elevations as presented, which included the request for variance to the articulation and roof design. The motion passed unanimously 7 to 0.

8. SP2018-025 (David)

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a office building on a 1.080-acre tract of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

On July 31, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning a thematic appearance amid all buildings within the Vora Addition took place between the board members and the applicant. The board requested the applicant incorporate the Coronado stone with the wood appearance on the large column at the main entrance. The board shared their concern for the lack of vertical and horizontal elements to provide relief for the building. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on August 14, 2018.

9. SP2018-026 (Korey)

Discuss and consider a request by Young Chung of on behalf of Francisco Cardoso for the approval of an amended site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

On July 31, 2018 the Architectural Review Board's (ARB's) motion to recommend approval of the building elevations passed by a vote of 7-0.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:10 p.m.