

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 30, 2019
5:00 PM

I. CALL TO ORDER

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

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

II. CONSENT AGENDA

1. SP2019-008 (David)

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

2. SP2019-009 (Korey)

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

3. SP2019-011 (David)

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended 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 1306 Summer Lee Drive, and take any action necessary.

On April 30, 2019, the Architectural Review Board (ARB) made a motion to recommend approval of the items on the Consent Agenda [i.e. SP2019-008, SP2019-009, & SP2019-011]. The motion was approved by a vote of 5 to 0 with Board Members Tovar and Johnson absent.

III. ACTION ITEMS

4. SP2019-012 (David)

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lolicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

On April 30, 2019, the Architectural Review Board (ARB) reviewed the proposed amendment to the building elevations, which incorporates 22, 60-foot tall silo's that will be located on the southwestern portion of the building. After general discussion with the applicant regarding the appearance, color, and screening of the silo's with mature transplanted evergreen trees, the ARB made a motion to recommend approval of the amended building elevations. The motion passed by a vote of 4 to 1 with Board Member Miller dissenting and Board Members Tovar and Johnson absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:27 p.m.