

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 9, 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, Phillip Craddock, and Trace Johannsen. Board Member Julian Meyrat was present for action item No. 2. Board Members 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. SP2017-041 (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 January 9, 2018, 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 4 to 0 with Board Members Meyrat, Neill, and Dayman were absent.

2. 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 January 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and requested the applicant provide additional stone to the north elevation along the northwest corner of the area (i.e. office area). Additionally, the ARB requested the applicant provide landscaping along the southern boundary to better screen this area from Discovery Blvd. The ARB made a motion to recommend approval of the building elevations with these conditions, which passed by a vote of 4 to 0 with Board Members Meyrat, Neill, and Dayman absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:17 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 30, 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, Dennis Dayman, Trace Johannsen, and Julian Meyrat were present. Board Members Phillip Craddock 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. 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 January 30, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to utilize a flat roof design rather than the proposed pitched roof. The ARB will review the revisions at the meeting on February 13, 2018.

2. SP2018-002 (David)

Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB had no concerns with the elevations as proposed and made a motion to recommend approval of the elevations, which included the exception and variance requests. The motion passed by a vote of 5 to 0 with Board Members Craddock and Neill absent.

3. 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 January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was generally pleased with the appearance of this building having similar elements (e.g. cornice, awnings, massing of the entry) as the adjacent building. With this being said, the ARB requested the applicant make minor changes to the

materials on the west facing elevation, utilizing stone rather than brick since this elevation will be visible to Horizon Road. The ARB also requested that the stucco be even with the water table across the entire west facing elevation and not 'pop-up' at the center. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on February 13, 2018.

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
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.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 27, 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, and Ashlei Neill were present. Board Member Julian Meyrat was present after the meeting had ended. Board Members Phillip Craddock and Dennis Dayman were absent.

Staffs members present at the meeting were Ryan Miller (Director of Planning) and David Gonzales (Senior 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 gateway sign 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 27, 2018, the Architectural Review Board (ARB) reviewed the revised monument sign. The ARB made several general comments and recommendations regarding the monument sign (e.g. logo, vertical element, lettering, etc.) and requested the applicant come back for a subsequent review at the next meeting.

2. SP2018-005 (David)

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (i.e. white brick) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 4 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.

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
March 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, Trace Johannsen, and Phillip Craddock were present. Board Members John Womble, Ashlei Neill, Dennis Dayman and Julien Meyrat 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. SP2013-006 (Korey)

Discuss and consider a request by Jay Woo of JNF Associates for the approval of amended building elevations for an existing 10,525-SF building situated on a 1.364-acre parcel of land identified as Lot 15, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E IH-30, and take any action necessary.

On April 30, 2013, the Architectural Review Board (ARB) reviewed the building elevations for a restaurant [i.e. Mellow Mushroom] and made a recommendation to approve the building elevations. This approval included a variance to the IH-30 Overlay (IH-30 OV) District to allow wall signage and painted graphics as an artistic feature [i.e. a mushroom]. The motion passed by a vote of 3 to 0 with Board Members Womble, Neill, Dayman, and Meyrat absent.

2. SP2018-001 (Korey) [Tabled to March 27, 2018]

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a gateway sign 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.

Being this item was tabled to the March 27, 2018 meeting, no action was taken.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:07 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 27, 2018
5:00 PM

I. CALL TO ORDER

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

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 gateway sign 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 March 27, 2018, the Architectural Review Board (ARB) approved the gateway entry sign, which will require approval by the City Council for the location of the sign.

2. SP2018-007 (Korey)

Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a site plan for a restaurant with drive-through facilities on a 0.81-acre parcel of land identified as Lot 3, 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 1945 N. Goliad Street, and take any action necessary.

On March 27, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant raise the stone on the building façade. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variances to the pitched roof requirement and the natural stone requirement. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the April 10, 2018 meeting.

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
April 10, 2018
5:00 PM

I. CALL TO ORDER

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

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

II. ACTION ITEMS

1. SP2018-007 (Korey)

Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a site plan for a restaurant with drive-through facilities on a 0.81-acre parcel of land identified as Lot 3, 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 1945 N. Goliad Street, and take any action necessary.

On April 10, 2018 the Architectural Review Board's (ARB's) motion to recommend approval of the variance to the pitch roof requirement and natural stone passed by a vote of 3-0 with the condition that the applicant increase the stone to the top of the tower element containing the drive-through window and to lower the stone on the side elevations so that the stone terminates at the top of the door located on the rear elevation. Board Members Johannsen, Craddock, and Tovar were absent.

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
April 24, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: John Womble, Ashlei Neill, Julien Meyrat, Adan Tovar, Trace Johannsen, and Phillip Craddock were present.

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

II. ACTION ITEMS

1. SP2018-008 (Korey)

Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a site plan for a restaurant on a 0.778-acre parcel of land identified as Lot 4, 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 1901 N. Goliad Street, and take any action necessary.

On April 24, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide a brick wainscot around the building. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variances to the secondary materials requirement, the pitched roof requirement, and the natural stone requirement. The applicant has submitted revised building elevations in conformance with the Architectural Review Board's recommendations. These will be reviewed prior to the Planning and Zoning Commission on May 8, 2018.

2. SP2018-009 (David)

Discuss and consider a request by Scott Roberts of Creative Architects on behalf of Adam Cunningham of Patriot Paws for site plan for a *Residential Care Facility* on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

On March 24, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make minor changes to the materials on the north, south, and west facing elevations, utilizing stone in order to meet the 20% stone requirement. The applicant has revised the elevations, meeting the 20% stone requirement for all facades. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 8, 2018.

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
May 8, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: John Womble, Julien Meyrat, and Trace Johannsen and were present. Ashlei Neill, Adan Tovar, Phillip Craddock, and Robert Miller 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. SP2018-008 (Korey)

Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a site plan for a restaurant on a 0.778-acre parcel of land identified as Lot 4, 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 1901 N. Goliad Street, and take any action necessary.

On May 8, 2018 the Architectural Review Board's (ARB's) motion to recommend approval of the revised elevations passed by a vote of 3-0 with Board Members Craddock, Neill, Miller, and Tovar absent.

2. SP2018-009 (David)

Discuss and consider a request by Scott Roberts of Creative Architects on behalf of Adam Cunningham of Patriot Paws for site plan for a *Residential Care Facility* on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

On May 8, 2018 the Architectural Review Board's (ARB's) motion to recommend approval of the revised elevations passed by a vote of 3-0 with Board Members Craddock, Neill, Miller, and Tovar absent.

3. SP2018-011 (David)

Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lolicup USA, Inc. for the approval of an amended 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 May 8, 2018, the Architectural Review Board (ARB) reviewed the proposed request to allow for the use of a form-liner rather than stone. The ARB made a motion to recommend denial of the request, which passed by a vote of 3 to 0 with Board Members Neill, Craddock, Tovar, and Miller absent.

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
May 29, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: John Womble, Julien Meyrat, Phillip Craddock, Adan Tovar, Ashlei Neill, and Robert Miller 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. SP2018-012 (David)

Discuss and consider a request by Chris Allen of D. L. Marketplace Partners, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a memory care facility on a 2.0896-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

On May 29, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made a recommendation that the applicant provide a materials sample board that demonstrates a complimentary architectural theme for the apartment complex and memory care facilities. The ARB will forward a recommendation to the Planning and Zoning Commission on June 12, 2018.

2. SP2018-013 (David)

Discuss and consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

On May 29, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made a recommendation that the applicant provide a materials sample board that demonstrates a complimentary architectural theme for the apartment complex and memory care facilities. The ARB will forward a recommendation to the Planning and Zoning Commission on June 12, 2018.

3. SP2018-014 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant make revisions to the building elevations to be more consistent with the existing buildings in the development and to provide additional vertical and horizontal articulation on the building façade. The applicant submitted revisions, however, did not provide additional vertical

and/or horizontal articulation to the building façades. The revisions will be reviewed prior to the Planning and Zoning Commission on June 12, 2018.

4. 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 the proposed building elevations and forwarded a recommendation of approval to the Planning and Zoning Commission. 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 5:35 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 12, 2018
5:00 PM

I. CALL TO ORDER - NO QUORUM

The meeting did not occur due to no quorum with the following members present: John Womble and Adan Tovar. The following members were absent: Julien Meyrat, Ashlei Neill, Phillip Craddock, and Robert Miller were present with one (1) vacancy.

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

II. ACTION ITEMS

1. SP2018-012 (David)

Discuss and consider a request by Chris Allen of D. L. Marketplace Partners, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a memory care facility on a 2.0896-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

2. SP2018-013 (David)

Discuss and consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

3. SP2018-014 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

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
June 26, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: John Womble, Phillip Craddock, and Ashlei Neill. Members absent were Adan Tovar, Julien Meyrat and Robert Miller 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. 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.

No action was taken on this agenda item.

2. SP2018-014 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

On June 26, 2018, the Architectural Review Board (ARB) reviewed three (3) proposed building elevations. The Architectural Review Board's motion to recommend approval of Option 3 along with the variance to vertical articulation to the building facades and to recommend denial of the variance to horizontal articulation passed by a vote of 3-0 with Board Members Meyrat, Tovar, and Miller absent and one (1) vacant seat.

3. SP2018-016 (David)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make changes that would reflect replication of the original historic structure (i.e. Hook & Ladder Company #8 Firehouse in New York) by creating a more ornate cornice, and reducing the stucco by incorporating more red brick. Additionally, the ARB requested a 3-D rendering of the facility. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on July 10, 2018.

4. SP2018-017 (Ryan)

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 June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make changes that would reflect a more modern Tuscan design that supports the theme of the district, and meets the general intent of the standards established within the PD-32 guidelines. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on July 10, 2018.

5. SP2018-018 (Ryan)

Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the building elevations were similar to the adjacent structures along National Drive, and approved a motion to recommend approval by a vote of 3-0, with Board Members Meyrat, Miller, and Tovar being absent (there was also one [1] vacant seat).

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:50 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 10, 2018
5:00 PM

I. CALL TO ORDER - NO QUORUM

The meeting did not occur due to no quorum with the following members present: John Womble and Robert Miller. Julien Meyrat was present after the adjournment of the meeting. The following members were absent: Ashlei Neill and Adan Tovar with two (2) vacancies.

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

II. 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.

2. SP2018-016 (David)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

3. SP2018-017 (Ryan) [TABLED: JULY 31, 2018]

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.

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
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.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 14, 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, and Rick Johnson. Board Member Lindsay Mitchell was absent.

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

II. 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.

On August 14, 2018, the Architectural Review Board (ARB) approved a motion to elect Julian Meyrat as Chairman, which passed by a vote of 6 to 0. Additionally, the ARB approved a motion to elect Robert Miller as Vice-Chair, which passed by a vote of 6 to 0. Board Member Mitchell was not present at the meeting.

2. 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.

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 August 14, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and the motion to approve the building elevations and recommend approval of the variance to the pitched roof requirements passed by a vote of 6-0 with Board Member Mitchell absent.

4. 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 August 14, 2018, the applicant provided elevations meeting the intent of the ARB's recommendations, with the exception of the use of the Coronado Stone, which has the "wood" appearance, to be located on the element where the hotels logo would be inserted. The applicant indicated they would not be able to meet this request due to corporate branding. After reviewing the revised elevations, the Architectural Review Board made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not the synthetic stone that was attached to the materials sample board. Additionally, the motion included a recommendation of approval for the variance being requested regarding the lack of horizontal and vertical articulation for the north and south elevations.

5. 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 August 14, 2018, the Architectural Review Board (ARB) took no action. This item was approved during the previous ARB meeting held on July 31, 2018.

6. 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 August 14, 2018, the applicant provided elevations meeting the intent of the ARB's recommendations. After reviewing the revised elevations, the Architectural Review Board made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not a synthetic stone as was attached to the materials sample board. Additionally, the motion included a recommendation of approval of the variance being requested regarding vertical articulation.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:43 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 28, 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, and Rick Johnson, and Lindsay Mitchell. All members were present.

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

II. ACTION ITEMS

1. SP2018-017 (Ryan)

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, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, 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 June 26, 2018 and August 28, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the architectural style being proposed for the hotel did not match the styles contained in Resolution No. 10-40, and requested the applicant change the elevations to match either the project approved to the south of the subject property (i.e. the Harbor Urban Condos/Townhomes) or the styles stipulated by Resolution No. 10-40. On September 11, 2018, the ARB reviewed the revised building elevations and approved a motion to recommend approval of the elevations pending the proposed roof top mechanical screening incorporated an architecturally integrated system that match the building color. This motion passed by a vote of 7-0.

2. SP2018-019 (David) [Postponed Until September 11, 2018]

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.

No action was taken on this agenda item.

3. SP2018-023 (David) [Postponed Until September 11, 2018]

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 2.111-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.

No action was taken on this agenda item.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:42 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 11, 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, and Rick Johnson, and Lindsay Mitchell. All members were present.

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

II. ACTION ITEMS

1. SP2018-017 (Ryan)

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, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, 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 September 11, 2018, the ARB reviewed the revised building elevations and approved a motion to recommend approval of the elevations pending the proposed roof top mechanical screening incorporated an architecturally integrated system that match the building color. This motion passed by a vote of 7-0.

2. SP2018-019 (David) [Postponed Until September 25, 2018]

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.

No action was taken on this agenda item.

3. SP2018-023 (David) [Postponed Until September 25, 2018]

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 2.111-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.

No action was taken on this agenda item.

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
September 25, 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, Adan Tovar, Robert Miller, and Rick Johnson were present. Ashlei Neill and Lindsay Mitchell were absent.

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

II. ACTION ITEMS

1. 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 September 25, the applicant provided the Architectural Review Board (ARB) an amended version of the building elevations that were recommended for approval at the July 31, 2018 meeting. The purpose of amended building elevations was to avoid requesting articulation variances. After reviewing the amended elevations, the ARB made a motion to recommend approval. The motion passed by a vote of 5 to 0 with Board Members Neill and Mitchell absent.

2. 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 2.111-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.

After being remanded back to the ARB by the Planning and Zoning Commission at the August 14, 2018 meeting, and for the purpose of meeting the technical requirements of the UDC, the applicant made the changes requested by the ARB and the Planning and Zoning Commission, and the plan was in conformance with the UDC. On September 25, 2018, the ARB made a motion to deny the resubmitted elevations, meeting the technical requirements of the UDC, based on aesthetics. Additionally, the motion included a recommendation for the approval of the revised elevations originally reviewed during August 14, 2018 meeting, which included a recommendation of the variance to the vertical articulation. The motion was approved by a vote of 5 to 0, with Board Members Neill and Mitchell absent.

3. SP2018-028 (Korey)

Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a site plan for a restaurant on a 1.61-acre portion of a larger 9.0142-acre parcel of land identified as Lot 1, 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, situated west of the intersection of Mims Road and the frontage road for E. IH-30, and take any action necessary.

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested more vertical and horizontal articulation, to utilize natural stone in-lieu of cultured stone, and to increase the amount of stone on each façade. The applicant has submitted

revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 9, 2018 meeting.

4. SP2018-029 (Korey)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade. Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 9, 2018 meeting.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 9, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: Bob Wacker, Adan Tovar, Robert Miller, Rick Johnson, Ashlei Neill and Lindsay Mitchell, with Julien Meyrat showing at 5:10 p.m. All members were present.

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

II. ACTION ITEMS

1. SP2018-028 (Korey)

Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a site plan for a restaurant on a 1.61-acre portion of a larger 9.0142-acre parcel of land identified as Lot 1, 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, situated west of the intersection of Mims Road and the frontage road for E. IH-30, and take any action necessary.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised elevations and approved a motion to recommend approval of the revised building elevations by a vote of 6-0, with Board Member Meyrat absent.

2. SP2018-029 (Korey)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant proposed cultured stone on all facades; however, the rear façade only utilized 13%. Additionally, the applicant proposed a secondary material that exceeded the 10% maximum as well as stucco that exceeded the maximum of 50% on all facades. The Architectural Review Board (ARB) requested additional revisions from the applicant and made a motion to postpone action on the site plan to allow the Architectural Review Board (ARB) to review the revisions. This motion passed by a vote of 6-0 with Board Member Meyrat absent.

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
October 30, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Robert Miller, Rick Johnson, and Lindsay Mitchell, with Julien Meyrat showing at 5:15 p.m. Board Members Bob Wacker and Ashlei Neill were absent.

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

II. ACTION ITEMS

1. SP2018-029 (Korey)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

On October 30, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant's revisions eliminated the secondary materials, and utilized at least 20% natural stone on all facades. The Architectural Review Board's (ARB's) motion to recommend approval of the variance to the cementitious materials passed by a vote of 4-0 with Board Members Meyrat, Wacker, and Neill absent.

2. SP2018-030 (Korey)

Discuss and consider a request by John David of Express Oil Change, LLC for the approval of a site plan for a *Minor Auto Repair Garage (i.e. Brakes Plus)* 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 General Retail (GR) 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 October 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to utilize a minimum of 20% natural stone in-lieu of cultured stone, to provide additional vertical and horizontal articulation, and to adhere to the four (4)-sided architecture requirements. The applicant has submitted revised building elevations for the Architectural Review Board (ARB) to review. The Board will forward a recommendation to the Planning and Zoning Commission at the November 13, 2018 Planning and Zoning Commission meeting.

3. SP2018-031 (Korey)

Discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of a site plan for a carwash in conjunction with an existing retail store with gasoline sales (*i.e. 7/11*) on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [FM-3097], and take any action necessary.

On October 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations a passed a motion to approve the building elevations by vote of 4-0 with Board Members Neill, Wacker, and Meyrat absent.

4. SP2018-032 (David)

Discuss and consider a request by William Salee of the Rockwall Independent School District (RISD) for the approval of a site plan for an Elementary School on a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

On October 30, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. Generally, the discussion concerned the color of the brick depicted on the elevations and how it compares to the brick used on the adjacent Williams Middle School and the new Montessori school to the west. The concern was the deep burgundy brick represented a sharp contrast to the surrounding area. The board requested to see a rendering that compliments the uses in this area. Additionally, the board agrees that the elevations are represented well without stone. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revisions and forward a recommendation to the Planning and Zoning Commission at the November 13, 2018 meeting.

5. SP2018-033 (David)

Discuss and consider a request by Mahbub H. Dewan of D1 Architect & Associates, Inc. on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of an amended site plan for a hotel on a 2.681-acre identified as Lot 1, Block A, Hyatt Rockwall 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 30, 2018, the Architectural Review Board (ARB) recommended approval of the request by a vote of 4-0, with board members Neil, Meyrat and Wacker absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:43 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 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, Bob Wacker, Rick Johnson, and Ashlei Neill, with Julien Meyrat. Board Members Robert Miller and Lindsay Mitchell were absent.

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

II. ACTION ITEMS

1. SP2018-030 (Korey)

Discuss and consider a request by John David of Express Oil Change, LLC for the approval of a site plan for a *Minor Auto Repair Garage (i.e. Brakes Plus)* 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 General Retail (GR) 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 13, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the variances to the vertical articulation, horizontal articulation, and pitched roof requirements, with the condition that two (2) faux windows be added to the east elevation. The motion passed by a vote of 5-0 with Board Members Miller and Mitchell absent.

2. SP2018-032 (David)

Discuss and consider a request by William Salee of the Rockwall Independent School District (RISD) for the approval of a site plan for an Elementary School on a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

On November 13, 2018, the Architectural Review Board (ARB) reviewed the building elevations and rendering provided by the applicant. After review, the ARB made a motion to recommend approval of the elevations, which passed by a vote of 5 to 0 with Board Members Mitchell and Miller absent. Additionally, the motion included a recommendation of approval for the variances being requested as outlined in staff's report.

3. Discuss and consider a recommendation concerning the OURHometown Vision 2040 Comprehensive Plan (i.e. 2018 Comprehensive Plan Update) and take any action necessary.

On November 13, 2018, the Architectural Review Board approved a motion to recommend approval of the proposed Comprehensive Plan by a vote of 5-0, with Board Members Miller and Mitchell absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:48 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 27, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:01 p.m. with the following members present: Adan Tovar, Robert Miller, Rick Johnson, and Ashlei Neill, with Julien Meyrat showing at 5:11 p.m. and Lindsay Mitchell showing at 5:06 p.m. Board Member Bob Wacker was absent.

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

II. CONSENT AGENDA

1. SP2018-035 (Daniella)

Consider a request by Mike and Sonya West for the approval of a site plan converting an existing single-family structure into an office building on a 0.745-acre parcel of land identified as Lot 3 of the Austin Addition City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the N. Goliad Corridor Overlay (NGC OV) District, addressed as 912 N. Goliad Street [SH-205], and take any action necessary.

On November 27, 2018, the Architectural Review Board's (ARB) motion to recommend approval of the site plan as submitted passed by a vote of 3 to 0 with Board Members Meyrat, Neill, and Wacker absent.

III. ACTION ITEMS

2. SP2018-036 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf Gari Foote for the approval of a site plan for an office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located at the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

On November 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to incorporate additional Craftsman-style architectural elements. The applicant has submitted revised building elevations for the Architectural Review Board (ARB) to review. The Board will forward a recommendation to the Planning and Zoning Commission at the December 11, 2018 Planning and Zoning Commission meeting.

3. SP2018-037 (Ryan)

Discuss and consider a request by Russell Phillips of Sterling One for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

On November 27, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB did not state any specific issues with the building elevations; however, the board did request that the applicant submit a color rendering and materials sample board for their review at the next meeting to be held on December 11, 2018.

4. SP2018-038 (Ryan)

Discuss and consider a request by Doug Galloway of Cooper General Contractors on behalf of Corey Cannon for the approval of a site plan for a craft brewery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

On November 27, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan, building elevations, and requests for minor waivers. The ARB stated that they had no major issues with the proposed building or requested waivers, and approved a motion to recommend approval of the building and waivers to the Planning and Zoning Commission. This motion was approved by a vote of 6-0, with Board Member Wacker absent.

5. SP2018-039 (David)

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of Rockwall Economic Development Corporation (REDC) for the approval of a site plan for an industrial building on a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

On November 27, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the rear (i.e. north facing façade) elevation took place due to its flat plane (i.e. no bump-outs or recesses); however, the board agreed that since the façade faces a 44-acre vacant tract of land, and the landscape plan includes additional trees for screening, this would not be seen by the general public. Additionally, the board agreed with the variances being requested and made a motion to recommend approval of the building elevations as presented. The motion to recommend approval passed by a vote of 6 to 0 with Board Member Wacker absent.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:32 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 11, 2018
5:00 PM

I. CALL TO ORDER

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

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

II. ACTION ITEMS

1. SP2018-036 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf Gari Foote for the approval of a site plan for an office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located at the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

On December 11, 2018, the ARB reviewed the revised building elevations and approved a motion to recommend approval of the case pending the building elevations are amended to provide projections for the north and south facades, including the addition of columns at the rear patio area; with all columns incorporating slanting elements evenly on all sides, wrapping the cornice around all corners, and to allow for a projecting element into the north side yard setback. Additionally, the ARB recommended the applicant provide a better depiction of the gabled roof elements at the entrance. The motion was approved by a vote of 4-0, with Board Members Tovar, Neill, and Mitchell absent.

2. SP2018-037 (Ryan)

Discuss and consider a request by Russell Phillips of Sterling One for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

On December 11, 2018, the ARB reviewed the revised building elevations, material samples, and color rendering and approved a motion to recommend approval of the case pending [1] the building elevations are amended to match the color scheme in the color rendering, and [2] the arched windows on the third floor are removed. The motion was approved by a vote of 4-0, with Board Members Tovar, Neill, and Mitchell absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:37 p.m.