

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 26, 2021 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Robert Miller, Patra Phillips, Bob Wacker, and Rick Johnson. Board Member Avenetti was the only member absent. Staffs members present were Ryan Miller (Director of Planning), Henry Lee (Planner), and Andrew Reyna (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-027 (HENRY LEE)**

Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a Site Plan for a Warehouse/Distribution Facility on a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Member Avenetti absent.

(2) **SP2021-028 (ANDREW REYNA)**

Discuss and consider a request by Chris West of M1237 Services, LLC on behalf of Raymond Jowers of Rockwall Credit Services, LP for the approval of an Amended Site Plan for an existing Industrial Building on a 0.5-acre parcel of land identified as Lot 1-H0 of the Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1470 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Miller made a motion to recommend approval, and Board Member Meyrat seconded the motion. The motion was approved by a vote of 5-0, with Board Member Avenetti absent.

(3) **SP2021-030 (ANDREW REYNA)**

Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a Site Plan for a Multi-Tenant Warehouse/Distribution Center on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. The ARB requested that the applicant add a ribbed element to the dual tilt wall sections on the north façade of buildings 1 and 3, and the south façade of building 2. The ARB also wanted the applicant to raise the entry articulations to create larger variations in the vertical articulation along the proposed buildings. The ARB did not take action.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 p.m.