

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 14, 2020
4:00 PM

I. CALL TO ORDER

The meeting began at approximately 4:00 p.m. with the following board members present: Julian Meyrat, Rick Johnson, Bob Wacker, Ashlei Neill, and Derek Deckard, with Board Member Robert Miller showing at 4:12 p.m. The following board member was absent: and Lindsay Mitchell. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-043 (Korey)

Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 5-0, with Board Members Miller and Mitchell absent.

2. SP2019-044 (Korey)

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 5-0, with Board Members Miller and Mitchell absent.

3. SP2019-046 (Korey)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, II for the approval of a site plan for an office building on a 0.4590-acre parcel of land identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

4. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and made a recommendation to deny; however, upon re-application the board made the following recommendation [1] the applicant

provide the same materials and detailing on the north elevation (i.e. rear) as are found on the south elevation (i.e. front elevation). The reason for this recommendation is the north elevation faces IH-30, and the ARB felt it necessary to protect the IH-30 Overlay (IH-30 OV) District standards. The Board made a motion to recommend denial of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

5. SP2019-050 (David)

Discuss and consider a request by Ross Ramsay of Ramsay & Reyes, LLC on behalf of John McKinney of Epic Rockwall Ventures for the approval of a site plan for an industrial building in an existing multi-tenant industrial park on a 9.52-acre tract of land identified as Lots 17 & 17-1, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 295, 315, 339, 327 & 331 Ranch Trail, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent. Additionally, the motion included a recommendation that the stone wainscot be included on all four (4) sides of the building.

6. SP2019-051 (David)

Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas Health Hospital Rockwall for the approval of an amended site plan for a hospital (*Presbyterian Hospital*) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

7. SP2019-052 (David)

Discuss and consider a request by David Hughes of Integrity Group, LLC on behalf of John Delin of RW Ladera, LLC for the approval of a site plan for an amenities center for the Ladera of Rockwall Subdivision being a 37.80-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:55 p.m.