

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 28, 2020 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: Derek Deckard, Lindsay Mitchell, Robert Miller, and Bob Wacker. The following Board Members were absent: Julian Meyrat, Rick Johnson, and Ashiel Neill. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-012 (DAVID GONZALES)

Discuss and consider a request by Cody Johnson of Cody Johnson Studio, LLC on behalf of Jose Campos of Hines for the approval of a Site Plan for the amenities center for the Saddle Star Estates Subdivision being a 0.782-acre portion of a larger two (2) acre tract of land identified as Tract 1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations of the amenity center, and approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Board Members Julian Meyrat, Rick Johnson, and Ashiel Neill absent.

(2) SP2020-013 (HENRY LEE)

Discuss and consider a request by Lee Hoffman of Camp Constriction Services on behalf of Yao Wang of WDC Pebblebrook Apartments, LLC for the approval of a Site Plan for the amenities center for the Pebblebrook Apartment Complex being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed amended building elevations, and approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Board Members Julian Meyrat, Rick Johnson, and Ashiel Neill absent.

(3) SP2020-017 (DAVID GONZALES)

Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an office building on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant not incorporate a stone wainscot, rather use the white washed brick to meet the Downtown (DT) District's requirement of 100% brick. Additionally, the ARB recommended the columns on the front elevation be square and constructed with the white washed brick. They also recommended that the square ornamental emblems be changed to round emblems to provide more interest. The ARB will review the revised elevations at the August 11, 2020 meeting.

ADJOURNMENT

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