

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 27, 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: Bob Wacker, Derek Deckard, Rick Johnson, Robert Miller and Julian Meyrat (5:04 PM). The following Board Members were absent: Ashiel Neill and Lindsay Mitchell. 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) **SP2020-026 (DAVID GONZALES)**

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of an Amended Site Plan for a daycare center on an eight (8) acre tract of land being identified as a portion of Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection of Stone Creek Drive and Miramar Drive, and take any action necessary.

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

(2) **SP2020-027 (HENRY LEE)**

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a Site Plan for a multi-tenant retail building on a 2.22-acre tract of land identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road [FM-3097], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Board Members Neill and Mitchell absent.

(3) **SP2020-028 (DAVID GONZALES)**

Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

The ARB recommended that the applicant change the appearance of the daycare facility to conform or compliment the proposed medical office by utilizing similar materials, incorporating stone into the columns, and changing the design of the roof in order to meet the 6:12 roof standard. Additionally, the ARB recommended the applicant meet all of the standards of the Unified Development Code (UDC) and Planned Development District 54 (PD-54) where no exceptions would need to be requested (i.e. change the roof pitch from 4:12 to 6:12, meet the primary and secondary articulation, and incorporate a minimum of 20% stone in conformance with PD-54). The ARB also recommended that the applicant increase the size of the wing wall on the western building elevation of the proposed dental office.

(4) **SP2020-029 (RYAN MILLER)**

Discuss and consider a request by Meg Murphy of Triton General Contractors on behalf of Jason Potts for the approval of an Amended Site Plan to convert an existing restaurant into an office building on a 1.346-acre tract of land identified as Lot 16, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated with the IH-30 Overlay (IH-30 OV) District, addressed as 560 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Board Members Neill and Mitchell absent.

ADJOURNMENT

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