

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 30, 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, Rick Johnson, Quint Avenetti, and Rob McAngus. Board Member Wacker was the only board 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) **SP2021-031 (HENRY LEE)**

Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB requested the applicant replace the grey Nichiha wainscot with stone or a dark brick and raise the wainscot to the canopies. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14, 2021 meeting.

(2) **SP2021-032 (ANDREW REYNA)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Timothy Payne of BT Management 11, LLC for the approval of a Site Plan for a Medical Office Building on a 0.47-acre parcel of land identified as Lot 2, Block 1, Elsey Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB requested the applicant incorporate a porch element over the middle door on the east elevation. They requested this change to maintain the residential look of the proposed residential office building due to the visibility on N. Goliad Street [SH-205]. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14, 2021 meeting.

(3) **SP2021-033 (HENRY LEE)**

Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, 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 North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB recommended that the applicant revise the elevations to be more consistent with the surrounding buildings and add articulation where the materials change (i.e. between the siding and stucco) on the north and south elevation. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14, 2021 meeting.

ADJOURNMENT

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