

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

DECEMBER 14, 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, Patra Phillips, Bob Wacker, Rick Johnson, and Rob McAngus. Board Members Miller and Avenetti were 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. Board Member Wacker made a motion to recommend denial and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.

(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, Eley 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. Board Member Meyrat made a motion to recommend approval and Board Member Wacker seconded the motion. The motion was approved by a vote of 4-1, with Board Member Johnson dissenting and Board Members Miller and Avenetti absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:12 p.m.