

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**July 31, 2018**  
**5:00 PM**

**CALL TO ORDER**

**ACTION ITEMS**

**1. SP2018-017 (Ryan)**

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

**2. SP2018-019 (David)**

Discuss and consider a request by Brad Williams of Winstead PC on behalf of Andrew Malzer of Mountain Prize, Inc. for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1 & 2 of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

**3. SP2018-020 (Korey)**

Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a site plan for a *Restaurant, 2,000 SF or More with Drive Through* on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

**4. SP2018-021 (Korey)**

Discuss and consider a request by Ellis Little of Ellis Little Masix Construction, LLC on behalf of David Johnston of the Lofland Farms Estates Homeowner's Association (HOA) for the approval of a site plan for an amenities center on a 1.0521-acre parcel of land identified as Lot 22, Block B, Lofland Farms, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2400 Wagon Wheel Drive, and take any action necessary.

**5. SP2018-015 (Korey)**

Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a site plan to allow changes to the exterior of an existing commercial/retail building on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

**6. SP2018-023 (David)**

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a hotel on a 1.954-acre tract of land identified as a portion of Lots 7 & 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

**7. SP2018-024 (David)**

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a medical office building on a 1.003-acre tract of land identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

**8. SP2018-025 (David)**

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a office building on a 1.080-acre tract of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

**9. SP2018-026 (Korey)**

Discuss and consider a request by Young Chung of on behalf of Francisco Cardoso for the approval of an amended site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

## **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 27<sup>th</sup> day of July, 2018, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.