

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 30, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, John Womble, Dennis Dayman, Trace Johannsen, and Julian Meyrat were present. Board Members Phillip Craddock and Ashlei Neill were absent.

Staffs members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS

1. SP2018-001 (Korey)

Discuss and consider a request by Larae Tucker of Verdad Real Estate for the approval of a site plan for a retail store with gasoline sales on a 1.67-acre tract of land identified as Tract 11-1 of the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 48 (PD-48) for General Retail (GR) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, situated west of the intersection of W. Rusk Street [SH-66] and N. Lakeshore Drive, and take any action necessary.

On January 30, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to utilize a flat roof design rather than the proposed pitched roof. The ARB will review the revisions at the meeting on February 13, 2018.

2. SP2018-002 (David)

Discuss and consider a request by Matthew Peterson of D. B. Contractors, Inc. on behalf of Jeff Fleming of J. R. Investments, LLC for the approval of a manufacturing facility on an 11.155-acre parcel of land identified as a portion of Lot 6 and all of Lot 7, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Innovation Drive and Observation Trail, and take any action necessary.

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB had no concerns with the elevations as proposed and made a motion to recommend approval of the elevations, which included the exception and variance requests. The motion passed by a vote of 5 to 0 with Board Members Craddock and Neill absent.

3. SP2018-003 (David)

Discuss and consider a request by Eddie Bond of Groundbreakers, LLC on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was generally pleased with the appearance of this building having similar elements (e.g. cornice, awnings, massing of the entry) as the adjacent building. With this being said, the ARB requested the applicant make minor changes to the

materials on the west facing elevation, utilizing stone rather than brick since this elevation will be visible to Horizon Road. The ARB also requested that the stucco be even with the water table across the entire west facing elevation and not 'pop-up' at the center. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on February 13, 2018.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 p.m.