

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 26, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: John Womble, Phillip Craddock, and Ashlei Neill. Members absent were Adan Tovar, Julien Meyrat and Robert Miller with one (1) vacancy.

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

II. ACTION ITEMS

1. Election of a Chair and Vice Chair (Ryan)

Discuss and consider the election of a chair and vice chair in accordance Section 13.4, *Officers*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

No action was taken on this agenda item.

2. SP2018-014 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

On June 26, 2018, the Architectural Review Board (ARB) reviewed three (3) proposed building elevations. The Architectural Review Board's motion to recommend approval of Option 3 along with the variance to vertical articulation to the building facades and to recommend denial of the variance to horizontal articulation passed by a vote of 3-0 with Board Members Meyrat, Tovar, and Miller absent and one (1) vacant seat.

3. SP2018-016 (David)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make changes that would reflect replication of the original historic structure (i.e. Hook & Ladder Company #8 Firehouse in New York) by creating a more ornate cornice, and reducing the stucco by incorporating more red brick. Additionally, the ARB requested a 3-D rendering of the facility. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on July 10, 2018.

4. 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.

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make changes that would reflect a more modern Tuscan design that supports the theme of the district, and meets the general intent of the standards established within the PD-32 guidelines. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on July 10, 2018.

5. SP2018-018 (Ryan)

Discuss and consider a request by David Osborn of Rack Partners, LTD for the approval of a site plan for an industrial building on a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the building elevations were similar to the adjacent structures along National Drive, and approved a motion to recommend approval by a vote of 3-0, with Board Members Meyrat, Miller, and Tovar being absent (there was also one [1] vacant seat).

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:50 p.m.