

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 28, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: Bob Wacker, Julien Meyrat, Ashlei Neill, Adan Tovar, Robert Miller, and Rick Johnson, and Lindsay Mitchell. All members were present.

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

II. 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, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, 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 and August 28, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the architectural style being proposed for the hotel did not match the styles contained in Resolution No. 10-40, and requested the applicant change the elevations to match either the project approved to the south of the subject property (i.e. the Harbor Urban Condos/Townhomes) or the styles stipulated by Resolution No. 10-40. On September 11, 2018, the ARB reviewed the revised building elevations and approved a motion to recommend approval of the elevations pending the proposed roof top mechanical screening incorporated an architecturally integrated system that match the building color. This motion passed by a vote of 7-0.

2. SP2018-019 (David) [Postponed Until September 11, 2018]

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.

No action was taken on this agenda item.

3. SP2018-023 (David) [Postponed Until September 11, 2018]

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 2.111-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.

No action was taken on this agenda item.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:42 p.m.