

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 2, 2019
5:00 PM

I. CALL TO ORDER - NO QUORUM

The Architectural Review Board (ARB) failed to establish a quorum; therefore, no meeting was held. The following members present: Bob Wacker and Julien Meyrat. The following members were absent: Robert Miller, Rick Johnson, Lindsay Mitchell, Adan Tovar, and Ashlei Neill.

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

II. ACTION ITEMS

1. SP2018-042 (David)

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

2. SP2018-043 (David)

Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:15 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 15, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with all members present: Julien Meyrat, Bob Wacker, Adan Tovar, Robert Miller, Ashlei Neill, and Lindsay Mitchell. Rick Johnson was present at 5:15 p.m.

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

II. ACTION ITEMS

1. SP2018-042 (David)

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

On January 15, 2019, the Architectural Review Board (ARB) reviewed the building elevations and recommended the applicant provide a transition to the south elevation that aligns with the existing building. With the applicant agreeing to the recommendation provided, the ARB approved a motion to recommend approval by a vote of 7-0.

2. SP2018-043 (David)

Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

On January 15, 2019, the Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval by a vote of 6-1, with Board Member Miller dissenting.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:37 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 29, 2019
5:00 PM

I. CALL TO ORDER

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

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

II. ACTION ITEMS

1. SP2019-003 (Korey)

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

On January 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide additional articulation to the building facades, utilize a combination of materials on the facades, to provide a color contrasting roof on each building, and to incorporate elements such as awnings to provide some relief on the facades. The applicant has submitted revisions that appear to be in conformance with the request from the Architectural Review Board (ARB). The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the February 12, 2019 meeting.

2. SP2019-002 (Korey)

Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

On January 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a vote of 7-0.

3. SP2019-001 (Korey)

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

On January 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a vote of 7-0.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:55 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 12, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:06 p.m. with the following board members were present: Julien Meyrat, Bob Wacker, and Rick Johnson. The following board members were absent: Adan Tovar, Robert Miller, Ashlei Neill, and Lindsay Mitchell.

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

II. ACTION ITEMS

1. SP2019-003 (Korey)

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

On February 12, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended the applicant remove the brick portion of the wainscot and to add stone on all three (3) sides of the buildings that face a street. The applicant agreed to the ARB's recommendations. The ARB made a motion to recommend approval of the site plan, which passed by a vote of 3-0, with Board Members Tovar, Miller, Neill, and Mitchell absent.

III. ADJOURNMENT

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

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 26, 2019
5:00 PM

I. CALL TO ORDER

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

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

II. ACTION ITEMS

1. SP2019-004 (David)

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

On February 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended the applicant increase the stone for the entryway projection by extending it to the top of the element to create a more defined entry presence. This should better blend it with the form liner. The ARB will review the revision at the March 12, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 12, 2019
5:00 PM

I. CALL TO ORDER

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

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

II. ACTION ITEMS

1. SP2017-025 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

On March 12, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations regarding a proposed variance to allow for not constructing a parapet wall that is required on the north elevation. After hearing proposals from the applicant that would alleviate the visibility of the metal roof, rather than constructing a parapet wall, the ARB passed a motion to recommend the applicant provide the parapet wall as required by the SH-205 By-pass Overlay (205 BY-OV) District standards. The motion passed by a vote of 5-0 with Board Members Neill and Mitchell absent.

2. SP2019-004 (David)

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

On March 12, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a vote of 5-0 with Board Members Neill and Mitchell absent. Additionally, the motion included a recommendation of approval for the exceptions being requested as outlined in staff's report.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 26, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Rick Johnson, Julien Meyrat, Ashlei Neill, and Lindsay Mitchell. Robert Miller left at 5:15 p.m. for personal reasons. The following board member was absent: Adan Tovar.

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

II. ACTION ITEMS

1. SP2019-006 (Korey)

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

On March 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant finish the inside of the parapets, and provide tree wells and lighting elements in the new alley (i.e. the existing park area). Additionally, the Architectural Review Board (ARB) requested a rendering of the proposed park area and alley. The ARB will review the revision at the April 9, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

III. ADJOURNMENT

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

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 9, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:07 p.m. with the following board members present: Bob Wacker, Rick Johnson, Julien Meyrat, Ashlei Neill, and Robert Miller. The following board members were absent: Adan Tovar and Lindsay Mitchell.

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

II. ACTION ITEMS

1. SP2019-006 (Korey)

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

On April 9, 2019, the Architectural Review Board (ARB) reviewed the revised building elevations and requested that the applicant wrap the stone and orange colored parapet from the south elevation to the southeast facing elevation, matching the building design. The applicant agreed with the change. The ARB made a motion to recommend approval of the building elevations with the changes proposed. The motion passed by a vote of 5 to 0 with Board Members Tovar and Mitchell absent. Additionally, the motion included a recommendation of approval of the exceptions being requested as outlined in staffs report.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:29 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 30, 2019
5:00 PM

I. CALL TO ORDER

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

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

II. CONSENT AGENDA

1. SP2019-008 (David)

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

2. SP2019-009 (Korey)

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

3. SP2019-011 (David)

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

On April 30, 2019, the Architectural Review Board (ARB) made a motion to recommend approval of the items on the Consent Agenda [i.e. SP2019-008, SP2019-009, & SP2019-011]. The motion was approved by a vote of 5 to 0 with Board Members Tovar and Johnson absent.

III. ACTION ITEMS

4. SP2019-012 (David)

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lolicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

On April 30, 2019, the Architectural Review Board (ARB) reviewed the proposed amendment to the building elevations, which incorporates 22, 60-foot tall silo's that will be located on the southwestern portion of the building. After general discussion with the applicant regarding the appearance, color, and screening of the silo's with mature transplanted evergreen trees, the ARB made a motion to recommend approval of the amended building elevations. The motion passed by a vote of 4 to 1 with Board Member Miller dissenting and Board Members Tovar and Johnson absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:27 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 28, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Lindsay Mitchell, Ashlei Neill, and Robert Miller. The following board members were absent: Julien Meyrat and Rick Johnson (was present at 5:02 p.m.), with one (1) vacancy.

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

II. CONSENT AGENDA

1. SP2019-013 (David)

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 4 to 0 with Board Members Meyrat and Johnson absent, and one (1) vacancy.

III. ACTION ITEMS

2. SP2019-014 (Korey)

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center and house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) did not review this case because the applicant indicated that new elevations would be submitted for this case for review at the June 11, 2019 ARB meeting.

3. SP2019-016 (David)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended that the applicant provide a wainscot on the existing buildings in order to match the proposed buildings' appearance. The ARB will review the revision at the June 11, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

4. SP2019-017 (David)

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas,

zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 5- 0, with Board Member Meyrat absent and one (1) vacant seat on the Board.

5. SP2019-018 (Korey)

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and requested the applicant make revisions in order to match the applicant's existing office warehouse facility located at 1450 T. L. Townsend Drive. The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) and a recommendation will be forwarded to the Planning and Zoning Commission at the June 11, 2019 meeting.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:25 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 11, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Bob Wacker, Lindsay Mitchell, Rick Johnson, Derek Deckard, and Robert Miller. The following board member was absent: Ashlei Neill

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

II. ACTION ITEMS

1. SP2019-014 (Korey)

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center and house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 6-0 with Board Member Neill absent. Additionally, the motion included a recommendation of approval for a variance to allow a parapet wall system rather than the pitched roof system for buildings less than 6,000 SF within the Scenic Overlay (SOV) District, as outlined in staff's report.

2. SP2019-016 (David)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 6-0 with Board Member Neill absent. Additionally, the motion included a recommendation of approval for the exceptions to the materials and articulation standards as outlined in staff's report.

3. SP2019-018 (Korey)

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the revised building elevations and requested that the applicant wrap the stone and orange colored parapet from the south elevation to the southeast facing elevation, matching the building design. The applicant agreed with the change. The ARB made a motion to recommend approval of the building elevations with the changes proposed. The motion passed by a vote of 5 to 0 with Board Members Tovar and Mitchell absent. Additionally, the motion included a recommendation of approval of the exceptions being requested as outlined in staffs report.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:28 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 25, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Lindsay Mitchell, Rick Johnson, Derek Deckard, Robert Miller, and Ashlei Neill. The following board member was absent: Julien Meyrat (present at 5:05 p.m.)

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

II. CONSENT AGENDA

1. SP2019-020 (Korey)

Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 6-0 with Board Member Meyrat absent.

2. SP2019-015 (David)

Discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 6-0 with Board Member Meyrat absent.

III. ACTION ITEMS

3. SP2019-022 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations by a vote of 7-0.

4. SP2019-023 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, 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, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations. With the number of variances to the North SH-205 Overlay (N. SH-205 OV) District and exceptions to the Unified Development Code (UDC) being requested -- as outlined in staff's report -- the ARB recommended that the applicant meet all of the standards as prescribed in the North SH-205 Overlay (N. SH-205 OV) District and the UDC. The ARB will review the revisions at the July 9, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

5. SP2019-024 (Korey)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB also reviewed the variances associated with the SH-205 By-Pass Overlay (SH-205 BY OV) District and requested the applicant meet all of the standards as prescribed in the SH-205 By-Pass Overlay (SH-205 BY OV) District and the UDC. Specifically, the ARB requested the applicant provide the required parapet wall for screening of the RTU's, meet the four (4)-sided articulation, provide material samples & a color rendering to better depict the building design, and to raise the stone wainscot to the top of the windows. The ARB will review the revisions at the July 9, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

6. SP2019-025 (David)

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and variance to the secondary material requirements, and approved a motion to recommend approval of the building elevations and variance by a vote of 6-0, with Board Member Miller recused.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 09, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Lindsay Mitchell, Rick Johnson, Robert Miller, and Ashlei Neill. The following board member was absent: Julien Meyrat and Dereck Deckard.

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

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-023 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, 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, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations and variances requested as outlined in staff's report by a vote of 5-0 with Board Members Meyrat and Deckard absent. Additionally, the ARB's motion included a condition requiring additional landscape screening along West Quail Run Road property boundary.

2. SP2019-024 (Korey)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

The applicant requested to table this case to the July 30, 2019 meeting, therefore no action was taken.

3. SP2012-012 (Korey)

Discuss and consider a request by Sean Brennan of AECOM on behalf of ACS Hagen Inc. for the approval of an amended site plan for an existing retail store with gasoline sales on a 1.008-acre parcel of land being identified as Lot 1, Block A, VRE Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 1701 SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 5-0 with Board Members Meyrat and Deckard absent.

IV. ADJOURNMENT

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

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 30, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Lindsay Mitchell, Rick Johnson, Robert Miller, Ashlei Neil, Julien Meyrat and Dereck Deckard. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-027 (Korey)

Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a Mini-Warehouse facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 5-2 with Board Members Meyrat and Wacker dissenting.

2. SP2019-029 (David)

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

After reviewing the proposed building elevations, the Architectural Review Board (ARB) passed a motion to recommend approval of the building elevations and exception by a vote of 6-1 with Board Member Mitchell dissenting. Additionally, the ARB's motion included a condition requiring the applicant provide a plan view indicating the "jog" between the new tower element and the existing structure. The purpose of this is to indicate whether or not the addition would be flush with the existing façade. The applicant's building elevations provide the requested plan view and show conformance to the ARB's request.

IV. ADJOURNMENT

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

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 13, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Lindsay Mitchell, Rick Johnson, Robert Miller, and Ashlei Neil. The following board members were absent: Julian Meyrat and Derek Deckard. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-024 (Korey)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 5-0 with Board Members Meyrat and Deckard absent.

2. Discuss of the impacts of new legislation approved with the 86th Legislative Session, and the proposed changes to the City's Unified Development Code (UDC) by Case No. Z2019-016. (Ryan)

Planning Director, Ryan Miller, provided a brief overview of the proposed changes and what effects this may have for the Architectural Review Board (ARB) as a result of the passage of certain legislation relating to development by the State of Texas during the 86th Legislative Session.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 27, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Derek Deckard, Lindsay Mitchell, Robert Miller, and Ashlei Neil. The following board members were absent: Bob Wacker & Rick Johnson, with Board Member Julian Meyrat present at 5:07 p.m. Staff members present were Ryan Miller (Director of Planning and Zoning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. CONSENT AGENDA

1. SP2019-032 (David)

Discuss and consider a request by Janet Reid of Greenberg Farrow on behalf of Caitlin Kincaid of Texas Roadhouse Holdings, LLC for the approval of an amended site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

The Architectural Review Board (ARB) passed a motion to recommend approval of the consent agenda by a vote of 4-0 with the following Board Members absent: Bob Wacker & Rick Johnson, and Board Member Meyrat was present at 5:07 p.m.

IV. ACTION ITEMS

2. SP2019-030 (David)

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 5-0, with Board Members Wacker and Johnson absent.

3. SP2019-031 (Korey)

Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 3-1, with Board Member Miller dissenting, Board Member Meyrat abstaining, and Board Members Wacker & Johnson absent.

4. SP2019-033 (Ryan)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay

(IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

The Architectural Review Board (ARB) discussed the proposed building elevations with the applicant. The applicant introduced two (2) different design schemes, and based on these design proposals, the ARB requested that the applicant utilize the contrasting building material scheme (i.e. the scheme that proposed elements that contrasted with the colors and materials used on the Trend Tower elevations). In addition, the ARB requested that the applicant better conform to the vertical articulation requirements and revise the tower element on the building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive. The ARB also requested a material sample board for the purpose of reviewing the proposed stone veneer and providing a recommendation to the Planning and Zoning Commission. The applicant has since submitted building elevations conforming with the majority of the ARB's recommendations; however, the applicant is requesting a variance to the articulation requirements. The applicant has stated that a stone sample will be provided to the ARB at the September 10, 2019 meeting.

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:47 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 10, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julian Meyrat, Bob Wacker, Rick Johnson, Lindsay Mitchell, and Robert Miller. The following board members were absent: Derek Deckard and Ashlei Neil. Staff members present were Ryan Miller (Director of Planning and Zoning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-033 (Ryan)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 5-0, with Board Members Deckard and Neil absent.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:07 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 24, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julian Meyrat, Bob Wacker, Robert Miller, Derek Deckard, and Ashlei Neill. The following board members were absent: Lindsay Mitchell and Rick Johnson. Staff members present were Ryan Miller (Director of Planning and Zoning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-038 (David)

Consider a request for the approval of an amended site plan for an existing restaurant (*i.e. Braum's Ice Cream & Dairy Store*) on a 1.30-acre parcel of land identified as Lot 1A, Block A, Braum's Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1820 S. Goliad Street., and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to approve the item by a vote of 5-0, with Board Members Mitchell and Johnson absent.

2. SP2019-035 (Korey)

Discuss and consider a request by Greg Wallis of Mereshawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 5-0, with Board Members Mitchell and Johnson absent.

3. SP2019-037 (David)

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) agreed to review the building elevations at the October 8, 2019 meeting.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:53 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 29, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Robert Miller, Derek Deckard, Lindsay Mitchell, Rick Johnson and Ashlei Neill. The following board member was absent: Julian Meyrat. Staff members present were Ryan Miller (Director of Planning and Zoning) and Korey Brooks (Senior Planner). The following staff member was absent: David Gonzales (Planning and Zoning Manager).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-037 (David)

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Upon review, the Architectural Review Board (ARB) recommended that the applicant incorporate false windows and increase the parapet height on the southern and western façades of the building. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the November 12, 2019 meeting and provide a recommendation to the Planning and Zoning Commission.

2. SP2019-039 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of an amended site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, 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, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to approve the item by a vote of 6-0, with Board Member Meyrat absent.

3. SP2019-040 (David)

Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Based on the submittal the Architectural Review Board (ARB) requested that the applicant incorporate stone around the primary and secondary entryways for the building. The Architectural Review Board (ARB) will review the applicant's changes at the November 12, 2019 meeting and provide a recommendation to the Planning and Zoning Commission.

4. SP2019-041 (Korey)

Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2,

Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

On October 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided feedback to the applicant. Specifically, the Architectural Review Board (ARB) requested that the applicant utilize a pitched roof system on the front façade in order to match the rear façade. The applicant agreed to incorporate the revisions and will provide revised building elevations for the Architectural Review Board (ARB) to review during the meeting that will be held on November 12, 2019. Pending any additional revisions, the Architectural Review Board (ARB) will forward a recommendation to the Planning and Zoning Commission.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 12, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julian Meyrat, Bob Wacker, Robert Miller, Derek Deckard, Lindsay Mitchell, Rick Johnson, and Ashlei Neill. Staff members present were Ryan Miller (Director of Planning and Zoning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-037 (David)

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 4-3, with Board Members Mitchell, Neill, and Johnson dissenting. Additionally, the motion included a recommendation that the applicant change the dark colored CMU wainscot with a limestone on all facades.

2. SP2019-040 (David)

Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 7-0.

3. SP2019-041 (Korey)

Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 7-0.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:27 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 26, 2019
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:07 p.m. with the following board members present: Julian Meyrat, Rick Johnson, and Robert Miller. The following board members were absent: Derek Deckard, Lindsay Mitchell, Bob Wacker and Ashlei Neill. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-043 (Korey)

Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide wainscot on three (3) sides of each of the buildings along Ranch Trail and on two (2) sides along County Line Road.

2. SP2019-044 (Korey)

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide additional windows, a primary entryway adjacent to W. Washington Street, to increase the smaller building to two (2) stories, raise the parapet on the rear of the building, and provide an updated rendering.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.