

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 14, 2020
4:00 PM

I. CALL TO ORDER

The meeting began at approximately 4:00 p.m. with the following board members present: Julian Meyrat, Rick Johnson, Bob Wacker, Ashlei Neill, and Derek Deckard, with Board Member Robert Miller showing at 4:12 p.m. The following board member was absent: and Lindsay Mitchell. 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) made a motion to recommend approval of the building elevations, which passed by a vote of 5-0, with Board Members Miller and Mitchell absent.

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) made a motion to recommend approval of the building elevations, which passed by a vote of 5-0, with Board Members Miller and Mitchell absent.

3. SP2019-046 (Korey)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, II for the approval of a site plan for an office building on a 0.4590-acre parcel of land identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, 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 810 N. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

4. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and made a recommendation to deny; however, upon re-application the board made the following recommendation [1] the applicant

provide the same materials and detailing on the north elevation (i.e. rear) as are found on the south elevation (i.e. front elevation). The reason for this recommendation is the north elevation faces IH-30, and the ARB felt it necessary to protect the IH-30 Overlay (IH-30 OV) District standards. The Board made a motion to recommend denial of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

5. SP2019-050 (David)

Discuss and consider a request by Ross Ramsay of Ramsay & Reyes, LLC on behalf of John McKinney of Epic Rockwall Ventures for the approval of a site plan for an industrial building in an existing multi-tenant industrial park on a 9.52-acre tract of land identified as Lots 17 & 17-1, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 295, 315, 339, 327 & 331 Ranch Trail, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent. Additionally, the motion included a recommendation that the stone wainscot be included on all four (4) sides of the building.

6. SP2019-051 (David)

Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas Health Hospital Rockwall for the approval of an amended site plan for a hospital (*Presbyterian Hospital*) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

7. SP2019-052 (David)

Discuss and consider a request by David Hughes of Integrity Group, LLC on behalf of John Delin of RW Ladera, LLC for the approval of a site plan for an amenities center for the Ladera of Rockwall Subdivision being a 37.80-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) made a motion to recommend approval of the building elevations, which passed by a vote of 6-0, with Board Member Mitchell absent.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:55 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 28, 2020
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Rick Johnson, Bob Wacker, Ashlei Neill, Lindsay Mitchell, Derek Deckard, and Robert Miller, with Julian Meyrat showing at 5:04 p.m. 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. MIS2020-001 (David)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of a monument sign in conjunction with a request for an Alternative Tree Mitigation Settlement Agreement associated with an approved 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 sign and requested the applicant provide options for a redesign of the sign.

2. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

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

3. SP2020-001 (Korey)

Discuss and consider a request by Michael Legg of Legg Architecture, LLC for the approval of a site plan for a restaurant with drive through (*i.e. Golden Chick*) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and requested the applicant tone down the yellow roof; however, the applicant was not present for the meeting. The ARB will review the elevations at their next meeting on February 11, 2020.

4. SP2020-002 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a site plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and requested that: [1] the applicant make certain revisions to the building materials on the north and south building elevations, [2] that changes be made to balance the windows, doors, and entryway elements on the building, and [3] that an alternative material be used for the gables on the east and west facades.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:51 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 11, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Rick Johnson, Bob Wacker, Ashlei Neill, Lindsay Mitchell, Derek Deckard, and Robert Miller. The following Board Member was absent: Julian Meyrat. 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) MIS2020-001 (DAVID GONZALES)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved 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 revised sign and made a motion to recommend approval, which passed by a vote of 6-0, with Board Member Meyrat absent.

(2) SP2020-002 (KOREY BROOKS)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a Site Plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval, which passed by a vote of 6-0, with Board Member Meyrat absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

FEBRUARY 25, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Rick Johnson, Bob Wacker, Ashlei Neill, Lindsay Mitchell, Julian Meyrat, and Robert Miller. The following Board Member was absent: 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) SP2020-003 (KOREY BROOKS)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an *Amending 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 Light Industrial (LI) 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 building elevations and requested that the applicant provide color elevations and a materials sample board that conforms to the overlay district requirements at their next meeting on March 10, 2020. The primary concern the Board wanted addressed was for the southeast elevation (i.e. facing Justin Road) to have elements that would break up the linear appearance (i.e. flat design) of the wall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:16 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 10, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Rick Johnson, Bob Wacker, and Robert Miller. The following Board Members were absent: Ashlei Neill, Lindsay Mitchell, 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) SP2020-003 (KOREY BROOKS)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an Amending 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 Light Industrial (LI) 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 revised building elevations and made a motion to recommend approval, which passed by a vote of 3-0, with Board Members Meyrat, Neill, Mitchell, and Deckard absent.

(2) SP2019-049 (KOREY BROOKS)

Discuss and consider a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC on behalf of Water's Edge at Lake Ray Hubbard Condominiums Owner's Association, Inc. for the approval of a Site Plan for two (2) multi-family apartment buildings on a 6.5995-acre parcel of land identified as Lot 1, Block A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as 2000-2038 Portofino Circle, and take any action necessary.

The Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval, which passed by a vote of 3-0, with Board Members Meyrat, Neill, Mitchell, and Deckard absent.

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

APRIL 28, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. via Zoom with the following board members present: Bob Wacker, Robert Miller and Derek Deckard, with Julian Meyrat showing at 5:25 p.m. and Ashiel Neill showing at 5:38 p.m. The following Board Members were absent: Rick Johnson and Lindsay Mitchell. Staffs members present were Ryan Miller (Director of Planning) and David Gonzales (Planning and Zoning Manager).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-004 (DAVID GONZALES)

Discuss and consider a request by Jason Miller of Boucher Design Group on behalf of Peter Sisan of SDI Rockwall Holdings, LLC for the approval of a Site Plan for a *strip retail center* on a 0.918-acre tract of land being identified as Lot 1, Block A, Mr. M. 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 2901 Ridge Road, and take any action necessary.

The Architectural Review Board (ARB) held a virtual meeting to discuss this project and reviewed the revised building elevations and made a motion to recommend approval, which passed by a vote of 3-0, with Board Members Meyrat, Neill, Mitchell, and Johnson absent.

(2) SP2020-006 (RYAN MILLER)

Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a Site Plan for a *strip retail center and daycare facility* on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) held a virtual meeting to discuss this project. At this meeting the board requested that the applicant better define the blue color being used on the doors and canopies and protrude the front columns to provide a more articulation in the front façade of the retail building. The board did not have any comments concerning the daycare facility. The applicant has indicated that he will make all of the necessary changes requested by the board and resubmit revised elevations at the next ARB meeting.

(3) SP2020-008 (DAVID GONZALES)

Discuss and consider a request by Shane Christian of Studios2C, LLC on behalf of Dr. Ketan Parekh for the approval of an Amended Site Plan for an *existing medical office building* on a 0.368-acre parcel of land being identified as Lot 1, Block A, Willis-Sealock Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 3014 Ridge Road, and take any action necessary.

The Architectural Review Board (ARB) held a virtual meeting to discuss this project and made a motion to table the item to allow the applicant to make minor modifications with the roof line and lighting, which passed by a vote of 4-0, with Board Members Neill, Mitchell, and Deckard absent.

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
MAY 12, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. via Zoom with the following board members present: Julian Meyrat, Bob Wacker, Derek Deckard, and Lindsay Mitchell, with Rick Johnson showing at 5:17 p.m. The following Board Members were absent: Robert Miller and Ashiel Neill absent. Staffs members present were Ryan Miller (Director of Planning) and David Gonzales (Planning and Zoning Manager).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-006 (RYAN MILLER)

Discuss and consider a request by Jared Helmsberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a Site Plan for a *strip retail center and daycare facility* on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval, which passed by a vote of 5-0, with Board Members Neill and Miller absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:22 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 26, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

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

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-005 (DAVID GONZALES)

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of a Site Plan for a *daycare center* on an eight (8) acre tract of land being identified as a portion of Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection of Stone Creek Drive and Miramar Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations for the proposed daycare center and provided recommendations to the applicant. The ARB indicated that based on the adjacent neighborhood -- and the location of this site -- they did not have issues with the use of the materials (i.e. stone, Hardie-Plank lap siding, asphalt shingled roof, etc.) or the articulation of the front and rear facades (i.e. east and west facing facades) since the applicant is using gabled roof elements that provide relief horizontally to the structure; however the ARB did recommend the applicant use a natural stone in order to better blend aesthetically with the surrounding non-residential development (i.e. Stone Creek Retail). The ARB will review the applicant's revised building elevations at the June 9, 2020 meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 09, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:04 p.m. with the following board members present: Robert Miller, Rick Johnson, Bob Wacker, Derek Deckard, and Lindsay Mitchell. The following Board Members were absent: Julian Meyrat and Ashiel Neill. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-005 (DAVID GONZALES)

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of a Site Plan for a *daycare center* on an eight (8) acre tract of land being identified as a portion of Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection of Stone Creek Drive and Miramar Drive, and take any action necessary.

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

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
JUNE 30, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

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

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-010 (DAVID GONZALES)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Adat Estate of Vats Akhil and Deepti for the approval of a Site Plan for a *medical office building* on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval of the applicant's request by a vote of 3-0, with Board Members Miller, Wacker, Mitchell and Deckard absent. Additionally, the motion included a recommendation of approval for variances to the articulation and architectural standards of the Unified Development Code (UDC).

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:19 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 28, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 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 Bob Wacker. The following Board Members were absent: Julian Meyrat, Rick Johnson, and Ashiel Neill. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-012 (DAVID GONZALES)

Discuss and consider a request by Cody Johnson of Cody Johnson Studio, LLC on behalf of Jose Campos of Hines for the approval of a Site Plan for the amenities center for the Saddle Star Estates Subdivision being a 0.782-acre portion of a larger two (2) acre tract of land identified as Tract 1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations of the amenity center, and approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Board Members Julian Meyrat, Rick Johnson, and Ashiel Neill absent.

(2) SP2020-013 (HENRY LEE)

Discuss and consider a request by Lee Hoffman of Camp Constriction Services on behalf of Yao Wang of WDC Pebblebrook Apartments, LLC for the approval of a Site Plan for the amenities center for the Pebblebrook Apartment Complex being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed amended building elevations, and approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Board Members Julian Meyrat, Rick Johnson, and Ashiel Neill absent.

(3) SP2020-017 (DAVID GONZALES)

Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an office building on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant not incorporate a stone wainscot, rather use the white washed brick to meet the Downtown (DT) District's requirement of 100% brick. Additionally, the ARB recommended the columns on the front elevation be square and constructed with the white washed brick. They also recommended that the square ornamental emblems be changed to round emblems to provide more interest. The ARB will review the revised elevations at the August 11, 2020 meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 11, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 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, and Ashiel Neill, with Julian Meyrat showing at 5:15 p.m. The following Board Members were absent: Rick Johnson, Bob Wacker, and Robert Miller. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-017 (DAVID GONZALES)**

Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an *office building* on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the revised building elevations and approved a motion to recommend approval of the applicant's request by a vote of 3-0, with Board Members Meyrat, Miller, Wacker, and Johnson absent.

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
AUGUST 25, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

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

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-018 (DAVID GONZALES)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of an Amended Site Plan for a 265-unit condominium development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

The Architectural Review Board (ARB) reviewed the amended building elevations and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Board Members Wacker and Mitchell absent.

(2) SP2020-022 (DAVID GONZALES)

Discuss and consider a request by Kevin Lawson of Lawson Real Estate Holdings, LLC for the approval of a Site Plan for an office building on a 0.47-acre parcel of land identified as Lot 5, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1505 Airport Road.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Board Members Wacker and Mitchell absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:26 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 27, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Derek Deckard, Rick Johnson, Robert Miller and Julian Meyrat (5:04 PM). The following Board Members were absent: Ashiel Neill and Lindsay Mitchell. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-026 (DAVID GONZALES)**

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of an Amended Site Plan for a daycare center on an eight (8) acre tract of land being identified as a portion of Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection of Stone Creek Drive and Miramar Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Board Members Meyrat, Neill and Mitchell absent.

(2) **SP2020-027 (HENRY LEE)**

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a Site Plan for a multi-tenant retail building on a 2.22-acre tract of land identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road [FM-3097], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Board Members Neill and Mitchell absent.

(3) **SP2020-028 (DAVID GONZALES)**

Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

The ARB recommended that the applicant change the appearance of the daycare facility to conform or compliment the proposed medical office by utilizing similar materials, incorporating stone into the columns, and changing the design of the roof in order to meet the 6:12 roof standard. Additionally, the ARB recommended the applicant meet all of the standards of the Unified Development Code (UDC) and Planned Development District 54 (PD-54) where no exceptions would need to be requested (i.e. change the roof pitch from 4:12 to 6:12, meet the primary and secondary articulation, and incorporate a minimum of 20% stone in conformance with PD-54). The ARB also recommended that the applicant increase the size of the wing wall on the western building elevation of the proposed dental office.

(4) **SP2020-029 (RYAN MILLER)**

Discuss and consider a request by Meg Murphy of Triton General Contractors on behalf of Jason Potts for the approval of an Amended Site Plan to convert an existing restaurant into an office building on a 1.346-acre tract of land identified as Lot 16, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated with the IH-30 Overlay (IH-30 OV) District, addressed as 560 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Board Members Neill and Mitchell absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 24, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 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, Rick Johnson, and Julian Meyrat. The following Board Members were absent: Quint Avenetti, Ashiel Neill and Lindsay Mitchell. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-030 (DAVID GONZALES)**

Discuss and consider a request by Jason Linscott of Texas Health Hospital Rockwall for the approval of an Amended Site Plan for the central utility plant associated with an existing hospital (i.e. *Presbyterian Hospital of Rockwall*) that is situated on a 17.562-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Board Members Avenetti, Neill and Mitchell absent.

(2) **SP2020-031 (DAVID GONZALES)**

Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of a Site Plan for a daycare facility and a medical office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

On November 24, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations for the medical office and daycare facility that were resubmitted under a new application on November 13, 2020. As a note, the applicant revised the west building elevation of the medical office as requested by the ARB and the roof pitch of the daycare facility; however, no changes were submitted. Upon review, the ARB indicated they were pleased with the changes to the medical office, but wanted clarification of the materials being used based on the smooth appearance of the building elevations. With regard to the daycare facility, the ARB again recommended that the structure be changed to better conform to the adjacent buildings, which were constructed in a Hill Country Modern appearance as opposed to the Colonial look of the daycare facility. The ARB also indicated that a standing seam metal roof may help create conformity between the Rockwall School of Music, the proposed medical office and the daycare facility. The ARB also requested a color rendering/perspective and a material sample board for further review at the December 8, 2020 meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 8, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Ashiel Neill, Rick Johnson, and Lindsay Mitchell. The following Board Members were absent: Quint Avenetti, Robert Miller and Julian Meyrat. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-031 (DAVID GONZALES)**

Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations for both projects, and approved a motion to recommend approval of the dental office by a vote of 4-0, with Board Members Avenetti, Miller and Meyrat absent. A second motion to recommend denial of the daycare facility was approved by a vote of 4-0. The denial is based on recommendations from previous meetings with the applicant (i.e. October 27, 2020 and November 24, 2020) to change the design of the daycare facility to better conform to the adjacent buildings, which represent a Hill County Modern appearance. Staff had provided examples of Hill County Modern elevations that had been incorporated on other Goddard Schools to the applicant; however, the applicant's revised elevations did not incorporate some of the elements as depicted in the examples. Additionally, the buildings design still did not meet the horizontal articulation standards, and for these reasons the ARB denied the applicants request. The Architectural Review Board (ARB) will review proposed changes and forward a recommendation to the Planning and Zoning Commission at the December 29, 2020 meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:39 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

DECEMBER 29, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Bob Wacker, Ashiel Neill, Robert Miller, Lindsay Mitchell (Late), and Julian Meyrat (Late). The following Board Members were absent: Quint Avenetti and Rick Johnson. Staffs members present were Ryan Miller (Director of Planning) and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-034 (DAVID GONZALES)**

Discuss and consider a request by Drew Hayes of METHODArchitecture, PLLC on behalf of the owner Mary Courtin of Courtin Dental for the approval of an Amended Site Plan for a daycare facility in conjunction with a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request with the conditions of approval by a vote of 5-0, with Board Members Avenetti and Johnson absent.

(2) **SP2020-032 (DAVID GONZALES)**

Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a *Gymnasium and Classrooms* in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations for the gymnasium and classroom facility and requested the applicant revise the north building elevation to provide additional projections (i.e. pilasters) and/or recesses that would bring this elevation into better conformance with the UDC. Additionally, the ARB requested color elevations and that the applicant provide additional magnolia trees along Damascus Road as compensatory measure for the requested variances. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the January 12, 2021 meeting, and provide a recommendation to the Planning and Zoning Commission.

(3) **SP2020-033 (DAVID GONZALES)**

Discuss and consider a request by David Bond of Spiars Engineering on behalf of Andrew Malzer of Gingercrest Inc. for the approval of an Amended Site Plan for a *Gas Canopy* in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 3-0, with Board Members Avenetti, Johnson, Meyrat, and Mitchell absent.

ADJOURNMENT

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