

# MINUTES



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 14, 2022 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, Rick Johnson, Robert Miller, Rob McAngus. The following Board Members were absent: Patra Phillips, Julien Meyrat, and Quint Avenetti. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).*

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-025 (HENRY LEE)**

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels)* on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

**The Architectural Review Board (ARB) reviewed the updated building elevations provided by the applicant on June 9, 2022. The Board was satisfied with most of the revisions but asked the applicant to wrap stone around the rear of the building. Board Member Miller made a motion to recommend approval with the condition that the applicant wrap stone around the rear of the building, and Board Member Wacker seconded the motion. The motion was approved by a vote of 4-0, with members Phillips, Meyrat, and Avenetti absent.**

(2) **SP2022-026 (HENRY LEE)**

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Qdoba)* on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

**The Architectural Review Board (ARB) reviewed the updated building elevations provided by the applicant on June 9, 2022. The Board was satisfied with the revisions recommended at the May 31, 2022 meeting. Board Member Wacker made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 4-0, with members Phillips, Meyrat, and Avenetti absent.**

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:05 p.m.