

**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.