

**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.