

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 12, 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: Julien Meyrat, Patra Phillips, Bob Wacker, Rick Johnson, Quint Avenetti, and Robert Miller. The following Board Members were absent: Rob McAngus. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-009 (BETHANY ROSS)**

Discuss and consider a request by Jeff Kilburg of Apex Design Build for the approval of a Site Plan for a *Multi-Tenant Medical Office Building* on a 1.2531-acre parcel of land identified as Lot 5, Block B, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated at the northeast corner of the intersection of Rockwall Parkway and Summer Lee Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the updated building elevations provided by the applicant on April 5, 2022. The board was satisfied with the raised parapets recommended at the March 29, 2022 meeting. Board Member Meyrat made a motion to recommend approval with the conditions that the applicant show the RTU's screened, and Board Member Miller seconded the motion. The motion was approved by a vote of 6-0, with Board Member McAngus absent.

(2) **SP2022-012 (HENRY LEE)**

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the updated building elevations provided by the applicant on April 6, 2022. The board was satisfied with the revisions recommended at the March 29, 2022 meeting. Board Member Meyrat made a motion to recommend approval, and Board Member Avenetti seconded the motion. The motion was approved by a vote of 6-0, with Board Member McAngus absent.

(3) **SP2022-013 (BETHANY ROSS)**

Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for eight (8) *Office Buildings* on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545, 6595 & 6605 Alliance Drive and 182, 194, 202 & 214 Jeff Boyd Road, and take any action necessary.

The applicant provided updated building elevations on April 5, 2022 that reflected a different color scheme than what was provided at the March 29, 2022 meeting. The Architectural Review Board (ARB) reviewed the updated building elevations and were satisfied with the updated color scheme. Board Member Meyrat made a motion to recommend approval and Board Member Miller seconded the motion. The motion was approved by a vote of 6-0, with Board Member McAngus absent.

(4) **SP2022-014 (HENRY LEE)**

Discuss and consider a request by Christophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Site Plan for an *Office/Manufacturing Facility* on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the updated building elevations provided by the applicant on April 6, 2022. The board was satisfied with the revisions recommended at the March 29, 2022 meeting. Board Member Wacker made a motion to recommend approval, and Board Member Avenetti seconded the motion. The motion was approved by a vote of 6-0, with Board Member McAngus absent.

(IV) ADJOURNMENT

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