

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 31, 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, Patra Phillips, Julien Meyrat and Robert McAngus. The following Board Members were absent: Quint Avenetti and Robert Miller. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-017 (BETHANY ROSS)**

Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Site Plan for a *Public Secondary School* on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on May 20, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 4-0, with Board Members Phillips, Avenetti, and Miller absent.

(2) **SP2022-018 (BETHANY ROSS)**

Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Site Plan for a *Public Secondary School* a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on May 20, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 4-0, with Board Members Phillips, Avenetti, and Miller absent.

(3) **SP2022-022 (HENRY LEE)**

Discuss and consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an Amended Site Plan for an *Office/Warehouse/Manufacturing Facility* on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on May 20, 2022. Board Member Wacker made a motion to recommend approval, and Board Member Meyrat seconded the motion. The motion was approved by a vote of 5-0, with Board Members Avenetti, and Miller absent.

(4) **SP2022-023 (BETHANY ROSS)**

Discuss and consider a request by Dustin Mitchell of Aqua Marine Enterprises, Inc. on behalf of Allan Smith of Reliance Worldwide Corporation for the approval of an Amended Site Plan for a *Tornado Shelter* on a 7.693-acre parcel of land identified as Lot 4, Block A, Rockwall Technology Park Addition, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1605 Research Circle, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on May 20, 2022. The Board recommended painting the tornado shelter the same color as the accent color on the existing EZ Flo building. Board Member Meyrat made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved with the aforementioned recommendation by a vote of 5-0, with Board Members Avenetti, and Miller absent.

(5) **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 building elevations provided by the applicant on May 20, 2022. The Board requested that the applicant take a look at a site plan that was already approved in the proposed shopping center to provide a cohesive style. Before action is taken on the elevations the ARB wants to see the revised elevations at the June 14, 2022 meeting.

(6) **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 building elevations provided by the applicant on May 20, 2022. The Board requested that the applicant take a look at a site plan that was already approved in the proposed shopping center to provide a cohesive style. Before action is taken on the elevations the ARB wants to see the revised elevations at the June 14, 2022 meeting.

(IV) ADJOURNMENT

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