

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 26, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Phil Craddock, Rick Johnson, and Kevin Lefere. The following Board Members were absent: Rob McAngus, Robert Miller, and Patra Phillips. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).

(III) ACTION ITEMS

(1) **SP2022-031 (HENRY LEE)**

Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a *Mini-Warehouse and Office/Warehouse Development* on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 19, 2022. Board Member Meyrat made a motion to recommend approval, with the condition that the parapet be raised to screen the RTUs, and Board Member Craddock seconded the motion. The motion was approved by a vote of 4-0, with Board Members Phillips, McAngus, and Miller absent.

(2) **SP2022-033 (HENRY LEE)**

Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 19, 2022. Board Member Meyrat made a motion to recommend approval of the elevations and the roof pitch variance and recommend denial of the articulation variance, and Board Member Lefere seconded the motion. The motion was approved by a vote of 4-0, with Board Members Phillips, McAngus, and Miller absent.

(3) **SP2022-038 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a *Mini-Warehouse and Office Warehouse Facility* on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 19, 2022. Board Member Craddock made a motion to recommend approval, with the condition that Drive-Up Building 1 match the materials of Storage Building 1, and Board Member Johnson seconded the motion. The motion was approved by a vote of 4-0, with Board Members Phillips, McAngus, and Miller absent.

(4) **SP2022-039 (BETHANY ROSS)**

Discuss and consider a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a Site Plan for a *General Retail Store (i.e. Rooms-To-Go Patio)* on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 15, 2022. The Board requested that the applicant match the materials of the Rooms-To-Go located just north east of the subject property. Before action is taken on the elevations the ARB wants to see the revised elevations at the August 9, 2022 meeting.

(5) **SP2022-040 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Aaron Davis of SBM Real Estates Services for the approval of a Site Plan for an *Office Park* on a 2.36-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the west side of John King Boulevard south of the intersection of John King Boulevard and SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 15, 2022. The Board requested that the applicant use gable roofs instead of hip roofs to match the building north of the subject property. Before action is taken on the elevations the ARB wants to see the revised elevations at the August 9, 2022 meeting.

(6) **SP2022-041 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands for the approval of a Site Plan for a *Commercial Building* on a 8.869-acre tract of land identified Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on July 15, 2022. The Board requested that the applicant flatten the peaked elements located above the entryways. Before action is taken on the elevations the ARB wants to see the revised elevations at the August 9, 2022 meeting.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:34 p.m.