

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 10, 2017
4:00 P.M.

I. CALL TO ORDER

The meeting began at approximately 4:00 p.m. with the following members present: Adan Tovar, Ashlei Neill, Ralph Chizzonite, Jimmy Strohmeyer, Phillip Craddock, and Jerry Welch. The following Board members were absent: Kristi Mase.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-032 (Korey)

Discuss and consider a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

On January 10, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. After meeting with the applicant, the ARB's motion to recommend approval of the building elevations passed by a vote of 5 to 0 with Board Members Mase and Neill absent.

2. SP2016-034 (David)

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of a larger 164.812-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), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

After failing to establish a quorum on December 27, 2016, the Architectural Review Board (ARB) met on January 10, 2017 to review the proposed elevations and recommended to the Planning and Zoning Commission to table the item to the January 31, 2017 meeting. This would allow for the applicant to revise the elevations for the purpose of better addressing the requirements of the UDC. The ARB will review these changes on January 31, 2017 and make a recommendation to the Planning and Zoning Commission during its regularly scheduled meeting.

3. SP2016-036 (David)

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a multi-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

After failing to establish a quorum on December 27, 2016, the Architectural Review Board (ARB) met on January 10, 2017 to review the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The ARB then made a motion to recommend approval of the building elevations passed by a vote of 4 to 0 with Board Members Strohmeyer recusing himself and Mase & Neill absent.

4. **SP2017-001 (Korey)**

Discuss and consider a request by Jeffery Dolian, PE of Kimley-Horn and Associates, Inc. on behalf of Eames Gilmore, Sr. of the Target Corporation for the approval of an amended site plan to change the exterior façade of an existing retail building situated on a 10.37-acre parcel of land identified as Lot 2, Block A, Steger Towne Crossing, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 850 Steger Towne Drive, and take any action necessary.

On January 10, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. After meeting with the applicant, the ARB's motion to recommend approval of the variance to the secondary materials on the building façade with staff recommendations passed by a vote of 6 to 0 with Board Member Mase absent.

5. **SP2017-002 (David)**

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amended site plan for the addition of a warehouse building on an existing facility situated on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

On January 10, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. After meeting with the applicant, the Architectural Review Board (ARB) unanimously recommended approval of the building elevations and the associated variances to allow for a flat roof design, not meeting the stone requirements, and not meeting the articulation requirements of the UDC and as stated in staff's report. The motion was approved by a vote of 6 to 0 with Board Member Mase absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 5:25 p.m.