

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 31, 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, Kristi Mase, Ashlei Neill, Ralph Chizzonite, Jerry Welch, and Phillip Craddock. The following Board member was absent: Jimmy Strohmeyer.

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. SP2016-034 (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 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.

On January 31, 2017, the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the revised elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion to recommend approval of the revised elevations passed by a vote of 6 to 0 with Board member Strohmeyer absent.

2. SP2017-007 (Ryan)

Discuss and consider a request by Brett Mashchak of Academy Sports + Outdoors on behalf of Tim Denker of Steger Dunhill, LLC for the approval of an amended site plan for an existing building situated on a 5.511-acre parcel of land identified as Lot 4, Block A, Steger Towne Crossing, Phase 1, Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 920 Steger Towne Drive, and take any action necessary.

On January 31, 2017, the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the elevation changes and recommend approval of the variance. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion passed by a vote of 6-0, with Board Member Strohmeyer absent.

3. SP2017-004 (Korey)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

On January 31, 2017, the the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the amended elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion to recommend approval of the revised building elevations passed by a vote of 6 to 0 with Board Member Strohmeyer absent.

4. SP2017-006 (David)

Discuss and consider a request by Maria Bonilla of Winkleman & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

On January 31, 2017, the Architectural Review Board (ARB) reviewed the proposed changes to the building elevations and made a recommendation to the Planning and Zoning Commission to approve the amended elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB's motion to forward a recommendation of approval to the Planning and Zoning Commission for the amended building elevations passed by a vote of 6 to 0, with Board member Strohmeyer absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:12 p.m.