

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
February 28, 2017  
5:00 P.M.

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, John Womble, Jimmy Strohmeyer, and Phillip Craddock. The following Board member was absent: Ashlei Neill and one (1) vacancy.*

*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. SP2017-008 (Korey)**

Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

***On February 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations. General discussion took place between the Board and City staff. After meeting with the applicant, the ARB recommended approval of the elevations as submitted by a vote of 5 to 0 with Board Member Neill absent and one (1) vacant position.***

**2. SP2017-010 (David)**

Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [SH-205], and take any action necessary.

***The Architectural Review Board (ARB) met with the applicant, Rick Dirkse, on February 28, 2017 regarding proposed building elevations for an office building to be constructed within the Downtown (DT) District. The development is comprised of two (2) lots and is currently addressed as 301 & 303 N. Goliad Street. After reviewing the proposed building elevations -- and based upon the Downtown (DT) Districts zoning standards and the location of the development -- the ARB recommended Mr. Dirkse revise the building elevations to reflect the historical characteristics associated with PD-50 or the building form that is consistent with the downtown core. The applicant has modified the building elevations to reflect a historical character similar to the time period associated with PD-50 for a subsequent review by the ARB. The ARB will review the revised elevations at their next meeting on March 28, 2017 and is to provide a recommendation to the Planning and Zoning Commission.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:00 p.m.