

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

I. CALL TO ORDER

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

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. SP2017-010 (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.

On March 28, 2017, the Architectural Review Board (ARB) met with the applicant, Rick Dirkse, to discuss changes to the proposed building elevations with regard to the ARB's recommendations from the February 28, 2017 meeting. 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 modified elevations submitted to the ARB were more in line with the historical characteristic of the properties located within PD-50. The ARB made a motion to recommend the applicant switch or mirror the elevations from the south to the north, providing for a variation to roof line that is indicative of the souths' articulated roof line elements. The motion was approved by a vote of 5 to 1 with Board Member Chizzonite dissenting. Following the vote the ARB held a general discussion with Mr. Dirkse concerning the north elevations insufficiency to provide articulation, and the property's proximity to the SH 205 couplet. From these discussions the ARB requested the applicant consider reversing the north and south elevations. The applicant agreed to revise the elevations and the ARB should forward a recommendation to the Planning and Zoning Commission during their next meeting to be held on April 25, 2017.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 p.m.