

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 25, 2017
4:30 P.M.

I. CALL TO ORDER

The meeting began at approximately 4:50 p.m. with the following members present: Jerry Welch, Adan Tovar, Ralph Chizzonite, John Womble, Phillip Craddock, Ashlei Neill, and The following Board member was absent: Jimmy Strohmeyer.

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

II. CONSENT AGENDA:

1. SP2017-015 (Korey)

Discuss and consider a request by Susan Gamez for the approval of a site plan for a *Massage Therapist [Everybody Massage]* on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

On April 25, 2017, after not removing the item from the consent agenda, the Architectural Review Board (ARB) made a motion to recommend approval of the building elevations and passed by a vote of 6-0 with Board Member Strohmeyer absent.

III. ACTION ITEMS:

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.

On April 25, 2017, Architectural Review Board reviewed the applicants' revisions to the building elevations. The applicant had added dormers to both the north and south facing elevations, providing relief to the building's roofline. Additionally, the dormers provide additional articulation to the structure when being viewed from the east or west elevations. After discussion with staff, the Architectural Review Board's motion to recommend approval of the building elevations passed by a vote of 5-1 with Board Member Chizzonite dissenting and Board Member Strohmeyer absent.

3. SP2017-012 (David)

Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

On April 25, 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. The board was generally pleased with the project and did not request any changes; however, the board did request to see a larger sample of the cultured stone. The ARB also requested information from the manufacturer of the stone to see if it would meet the intent of the overlay district

standards for the use of a cultured stone. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 09, 2017.

4. SP2017-014 (Korey)

Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of an amended site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

On April 25, 2017, Architectural Review Board (ARB) reviewed the applicants' building elevations. After discussion with the applicant and staff, the ARB's motion to recommend approval of the building elevations passed by a vote of 6-0 with Board Member Strohmeyer absent.

5. Z2017-018 (Ryan)

Hold a public hearing to discuss and consider a request by Cesar Sagovia of Rogue Architects on behalf of Starbucks Coffee Company for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 12-29 (S-099)* to allow for an expansion to the existing restaurant on a 0.182-acre portion of a larger 25.927-acre parcel of land identified as Lot 6, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, addressed as 778 E. IH-30, and take any action necessary.

On April 25, 2017, Architectural Review Board (ARB) reviewed the applicants' building elevations. After discussion with the applicant and staff, the ARB's motion to recommend approval of the building elevations passed by a vote of 6-0 with Board Member Strohmeyer absent.

IV. ADJOURNMENT

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