

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 13, 2017
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:03 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, John Womble, and Phillip Craddock. The following Board members were absent: Ashlei Neill, Jerry Welch and one (1) vacancy.

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

ACTION ITEMS

1. Election of a Chair and Vice Chair (Ryan)

Discuss and consider the election of a chair and vice chair in accordance Section 13.4, *Officers*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

The Architectural Review Boards (ARB) motion to elect John Womble as Chairman was approved by a vote of 4 to 0. A second motion by the ARB to elect Phillip Craddock as Vice-Chairman was approved by a vote of 4 to 0. Board Members Neill and Welch were absent.

2. SP2017-016 (David)

Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

On June 13, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations for the site. After receiving direction from the ARB to provide decorative elements such as faux window treatments to the buildings' south façade and relocating the dumpster to the rear and the propane cage underneath the canopy, the applicant provided three (3) options for consideration. After discussion, the ARB choose Option No. 1, which provided two (2) faux windows with louvered awnings over each window. The elevations also included pilaster elements wrapping the corners of the building with a decorative cornice. The ARB's motion to recommend approval of Option No. 1 passed by a vote of 4 to 0 with Board Members Neill and Welch absent. Additionally, the motion included a recommendation of approval for the exception to the vertical articulation and a recommendation for the use of a natural stone rather than cultured stone.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:15 p.m