

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 25, 2017
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, Jerry Welch, John Womble, and Phillip Craddock. All Board Members were present with one (1) vacancy.

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

II. ACTION ITEMS

1. SP2017-019 (Korey)

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

On July 25, 2017, the Architectural Review Board's motion to recommend approval of the building elevations passed by a vote of 6 to 0 with one vacant position.

2. SP2017-022 (Korey)

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66), and take any action necessary.

On July 25, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendations to the applicant to provide additional articulation to the north, east, and south building facades. The applicant has submitted revisions that will be reviewed by the ARB followed by a recommendation being forwarded to the Planning and Zoning Commission at the August 15, 2017 meeting.

3. SP2017-023 (David)

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

On July 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 made a motion to recommend approval of the building elevations as submitted. The vote was approved unanimously 6 to 0 with one vacancy.

4. SP2017-024 (David)

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall

County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

On July 25, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendations to the applicant to provide additional articulation and stucco indicative of the franchises other locations. The ARB will forward a recommendation to the Planning and Zoning Commission at the August 15, 2017 meeting.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.