

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 29, 2017
4:30 PM

I. CALL TO ORDER

The meeting began at approximately 4:50 p.m. with the following members present: Adan Tovar, Ralph Chizzonite, Ashlei Neill, Jerry Welch, John Womble, and Phillip Craddock. There were no absences with Welch present at 4:52 p.m. and Tovar present at 5:02 p.m., and one (1) vacancy.

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

II. CONSENT AGENDA

1. SP2017-028 (David)

Discuss and consider a request by Kent Birdsong of Birdsong CPA for the approval of a site plan for the expansion of an existing building on a 0.451-acre tract of land identified as Lots 1, 2, 3 & 6, Block I, OT Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 105 N. Alamo Street, and take any action necessary.

On August 29, 2017, the Architectural Review Board's motion to approve the consent agenda passed by a vote of 5 -1 with Board Member Craddock dissenting and Board Members Welch and Tovar absent.

III. ACTION ITEMS

2. SP2017-025 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

On August 29, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations and variance with the condition that mature shrubs be planted in front of the areas where the stucco is in the first four (4) feet above grade. The applicant has agreed to this condition.

3. SP2017-026 (David)

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

On August 29, 2017, the Architectural Review Board (ARB) reviewed the building elevations and requested the applicant clearly delineate the materials on the elevations and to provide a material sample board. After meeting with the applicant, the ARB took no action and requested the applicant return for a subsequent review. The applicant has revised the elevations, submitted material samples, and will receive a recommendation from the ARB at the September 26, 2107 meeting.

4. SP2017-027 (David)

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-

205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

On August 29, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made recommendations to the applicant to come back with a design that better conforms to the approved conceptual elevations. Specifically, the ARB was concerned about the lack of detail and a reduction of the architectural elements (e.g. exposed rafters, balconies with railings, etc.) depicted in the proposed building elevations. The ARB will forward a recommendation to the Planning and Zoning Commission on September 12, 2017

5. SP2017-029 (David)

Discuss and consider a request by Richard L. Brooks for the approval of an amended site plan for an existing medical building on a 2.427-acre tract of land identified as Lot 1, Block A, Lake Pointe Health Science Center of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2504 & 2506 Ridge Road [FM-740], and take any action necessary.

After meeting with the applicants on August 29, 2017, the Architectural Review Board (ARB) recommended to table the item to the next meeting scheduled for September 12, 2017. The ARB requested the applicants come back with a design that does not incorporate the use of two -- or more -- primary roofing materials (e.g. metal and composition shingles) as presented.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:55 p.m.