

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 12, 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, and Phillip Craddock. Board Chairman John Womble was absent, with one (1) vacancy.

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

II. ACTION ITEMS

1. 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 September 12, 2017, the ARB reviewed the revised building elevations and recommended the applicant incorporate additional stone on all corners up to the cornice, including the pilaster and the drive-up window elements. Additionally, the ARB recommended cast stone banding elements be included on the (front) porch columns (at the water table) to break up their monolithic appearance and to deepen or pronounce the cornice accents. The applicant agreed to comply with this request. After this discussion, the Board made a motion to recommend approval of the elevations with the condition that staff verify the changes as recommended. The motion to approve passed unanimously by a vote of 5 to 0 with Board Chairman Womble absent and one (1) vacancy. It should be noted that the approval of these elevations included allowing the flat roof design.

2. 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 September 12, 2017, the ARB reviewed the revised 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 5 to 0 with Board Chairman Womble absent and one vacancy.

III. ADJOURNMENT

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