

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 24, 2017
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:02 p.m. with the following members present: Adan Tovar, John Womble, Ashlei Neill, Julian Meyrat, Trace Johannsen, and Phillip Craddock. Board Member Dayman was absent.

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

II. ACTION ITEMS

1. SP2017-032 (Korey)

Discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations with the condition that the stone wainscot be continued around the entire building. The applicant has agreed to this condition.

2. SP2017-033 (David)

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

On October 24, 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 the applicant incorporate a natural stone product rather than the cultured stone being requested. The ARB also requested the applicant use a 3-part stucco as opposed to the EIFS being depicted on the building elevations. The applicant has made the changes as requested by the ARB. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.

3. SP2017-034 (Korey)

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

On October 24, 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 expressed concern with the subtle differences between both building being presented and the existing buildings and requested the applicant meet the ordinance requirements. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.

4. SP2017-035 (Korey)

Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and asked the applicant to make revisions to the stone percentages and the rear elevation. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.

5. SP2017-036 (Korey)

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

On October 24, 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 expressed concern with the subtle differences between both building being presented and the existing buildings and requested the applicant meet the ordinance requirements. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:36 p.m.