

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 14, 2017
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: Adan Tovar, John Womble, Ashlei Neill, Dennis Dayman and Trace Johannsen. Board Members Julian Meyrat and Phillip Craddock were 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. SP2017-033 (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 November 14, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the building elevations which passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.

2. 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 November 14, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the building elevations which passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.

3. 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 November 14, 2017 the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to approve the revised building elevations with variances to the stone requirement on the north elevation [i.e. front elevation], the landscaping requirements, and the vertical and horizontal articulation requirements. Additionally, the Architectural Review Board requested that the applicant lower the stone wainscot on the north façade to match the wainscot on the west elevation. The applicant has agreed to this request. A motion to recommend approval of the building elevations passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.

4. 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 November 14, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval of the building elevations which passed by a vote of 5 to 0 with Board Members Meyrat and Craddock absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:25 p.m.