

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 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, John Womble, Phillip Craddock, and Trace Johannsen. Board Members Julian Meyrat, Dennis Dayman, and Ashlei Neill 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. SP2017-037 (Korey)

Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

On December 12, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and made a recommendation to approve the revised building elevations and the variances associated with the site plan. The motion to recommend approval was passed by a vote of 4 to 0 with Board Members Meyrat, Dayman, and Neill absent.

2. SP2017-038 (David) [*Postponed to December 26, 2017*]

Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

No action was taken by the Architectural Review Board for this item.

3. SP2017-039 (David)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

On December 12, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and remained indifferent to the color pallet that was presented and the use of a random rock pattern of the stone. After discussing this with the applicant, the ARB recommended the applicant use a color pallet more indicative of the mission architectural style such as a white to light tan as the primary color of the stucco. Additionally, the ARB recommended the applicant apply a horizontal/linear pattern for the stone rather than the irregular pattern as was depicted in the materials sample board. The applicant agreed to the changes and will provide staff with the updated elevations for review and approval. The ARB unanimously approved a motion to recommend approval of the changes by a vote of 4 to 0 with Board Members Neill, Dayman, and Meyrat absent. Additionally, the ARB's motion also included a recommendation of approval for the variances requested.

4. **SP2017-040 (David) [Postponed to December 26, 2017]**

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

No action was taken by the Architectural Review Board for this item.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:23 p.m.