

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 26, 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, and Dennis Dayman. Board Members Phillip Craddock, Trace Johannsen, Julian Meyrat, and Ashlei Neill were absent.

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

II. ACTION ITEMS

1. SP2017-038 (David) [*Postponed to January 9, 2018*]

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 discussion or action was taken on this agenda item.

2. SP2017-040 (David)

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.

On December 26, 2017, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations and variances to the overlay district and articulation requirements by a vote of 3-0, with Board Members Neill, Myrat, Johannsen, and Craddock absent.

3. SP2017-041 (David)

Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

On December 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was generally accepting of the elevations, but requested the applicant provide a materials sample board for review. The ARB will provide a recommendation to the Planning and Zoning Commission during their next meeting on January 9, 2018.

4. **SP2017-042 (David)**

Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

On December 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was concerned with the lack of articulation for the north and south elevations, since these elevations are being visible from the rights-of-ways of Capital Blvd & Discovery Blvd. The ARB also requested the applicant provide stone on the primary (north facing) elevation and to provide samples of the paint to be used on the exterior of the building.

III. ADJOURNMENT

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