

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 31, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2006-002

Discuss and consider a request by Matthew King for approval of a site plan for an office development located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial district and located along Vigor Way within the (IH-30 OV) IH-30 Overlay District and (SOV) Scenic Overlay District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural Issues

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 27th day of January, 2006 by Michael Hampton

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 28, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2006-005 (Chris)

Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of an amended site plan for the expansion of their existing motor vehicle dealership located at 2005 S. Goliad, being a 9.91-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.

2. SP2006-006 (Chris)

Discuss and consider a request by Mark Piepenbrok from Westwind Building Corp. for approval of an amended site plan and building elevations for Rockwall Chrysler, Jeep and Dodge, located at 970 E. I-30 on a 6.874-acre tract known as Lot 1, Block A, Rockwall Dodge Addition, zoned (C) Commercial and situated within the IH-30 Overlay District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural Issues

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 24th day of February, 2006 by Michael Hampton

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 28, 2006
4:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-007 (Michael)**
Discuss and consider a request by Ross Morris of Country Day Montessori School for approval of a site plan on Lot 1, Block 1, Country Day School Addition, being 1.08-acres zoned (PD-60) Planned Development No. 60 District and located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy, and take any action necessary.
2. **SP2006-008 (Michael)**
Discuss and consider a request by Tim Thompson of Realty Capital Corporation for approval of a site plan of an office building located on Lot 10R3, Block A, Horizon Ridge Addition, being a 0.5963-acre tract zoned (PD-9) Planned Development No. 9 and designated for (GR) General Retail uses, situated along the south side of Arista Rd east of Ridge Rd, and take any action necessary.
3. **SP2006-009 (Chris)**
Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 4, Block A, Rockwall Crossing Addition, a 1.208-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.
4. **SP2006-010 (Michael)**
Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a site plan for Rockwall Crossing Phase 2, being a 509,000 (+/-) sq ft commercial development located on approximately 45.72-acres currently described as Rockwall Business Park East. The subject property is zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, is situated within the I-30 Corridor Overlay District and SH 205 Corridor Overlay district, and located along the south side of I-30, north side of Ralph Hall Pkwy, west of SH 205 and immediately east of Rockwall Crossing Phase 1.
5. **SP2006-011 (Chris)**
Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a site plan for American National Bank of Texas, located on the proposed Lot 2, Block A, Burks Addition, being a 1.07-acre tract zoned (PD-56) Planned Development No. 56 district and situated within the North SH 205 Overlay district along the west side of SH 205 (N. Goliad) south of Los Altos Drive and north of the future extension of N. Alamo Rd, and take any action necessary.

6. **SP2006-012 (Chris)**

Discuss and consider a request by Dean Whitlock of Rockwall Signal Ridge, LP, for approval of a site plan for 30 condominium units on a 2.93-acre tract being a part of Lot 3, Block A, Signal Ridge No. 4 Addition, which is zoned (PD-15) Planned Development No. 15 district, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural Issues

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 24th day of March, 2006 by Michael Hampton

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 11, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-009 (Chris)**
Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 4, Block A, Rockwall Crossing Addition, a 1.208-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural Issues

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 7th day of April, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 25, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2005-019 (Chris)**
Discuss and consider a request by Karen Blevins of La Madeleine for approval of amended building elevations for the proposed La Madeleine restaurant located on Lot 2, Block A, Rockwall Crossing Addition, and take any action necessary.
2. **SP2006-013 (Chris)**
Discuss and consider a request by Matthew King for approval of an amended site plan for the Lighthouse Private School located on Lot 1, Block A, Lighthouse Addition, being 2.21-acres zoned "GR" - General Retail Zoning District and located at 951 North Lakeshore Drive, and take any action necessary.
3. **SP2006-014 (Michael)**
Discuss and consider a request from Matthew King for approval of an amended site plan for Ridge Road Town Centre, specifically for construction of a drive through canopy for Jefferson Bank, on a 7.64 acre tract zoned "C" - Commercial Zoning District, located on Ridge Road north of Vigor Way (private), and take any action necessary.
4. **SP2006-009 (Chris)**
Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 4, Block A, Rockwall Crossing Addition, a 1.208-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural Issues

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 21st day of April, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 30, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-004 (Robert)**
Discuss and consider a request by Donald Freeman of Perkins + Will for approval of a PD Site Plan for the Presbyterian Hospital of Rockwall, located on a 13.49-acre tract zoned (PD-9) Planned Development No. 9 district and situated west of Horizon Rd (FM 3097), south of Rockwall Pkwy, east of Summer Lee Drive, and north of Tubbs Rd, and take any action necessary.

2. **SP2006-009 (Chris)**
Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 4, Block A, Rockwall Crossing Addition, a 1.208-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.

3. **SP2006-010 (Michael)**
Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a site plan for Rockwall Crossing Phase 2, being a 509,000 (+/-) sq ft commercial development located on approximately 45.72-acres currently described as Rockwall Business Park East. The subject property is zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, is situated within the I-30 Corridor Overlay District and SH 205 Corridor Overlay district, and located along the south side of I-30, north side of Ralph Hall Pkwy, west of SH 205 and immediately east of Rockwall Crossing Phase 1.

4. **SP2006-016 (Michael)**
Discuss and consider a request by Michael Alturk of MA Engineering for approval of a site plan for the Gateway Convenience Store and Subway, located on Tract 2-2, Abstract 186, J.A. Ramsey Survey, being a 2.0-acre tract zoned (PD-46) Planned Development No. 46 and situated within the SH 276 Corridor Overlay District and FM 549 Corridor Overlay District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural Issues

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 26th day of May, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 13, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-016 (Michael)**

Discuss and consider a request by Michael Alturk of MA Engineering for approval of a site plan for the Gateway Convenience Store and Subway, located on Tract 2-2, Abstract 186, J.A. Ramsey Survey, being a 2.0-acre tract zoned (PD-46) Planned Development No. 46 and situated within the SH 276 Corridor Overlay District and FM 549 Corridor Overlay District, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 9th day of June, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 27, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-017 (Chris)**
Discuss and consider a request by Stephen Seitz for approval of a site plan for a medical office building located on Lot 15, Block A, Horizon Ridge Addition, being a 0.415-acre tract zoned (PD-9) Planned Development No. 9 district and designated for (GR) General Retail uses, situated along the north side of Ralph Hall Pkwy west of Arista Rd, and take any action necessary.

2. **SP2006-019 (Michael)**
Discuss and consider a request by Rockwall RMKP, LP, for approval of a site plan for Hampton Inn, a proposed 62-room hotel located on Lot 4R, Block C, La Jolla Pointe Phase 1 Addition, being 1.751-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

3. **SP2006-021 (Chris)**
Discuss and consider a request by David Johnston for approval of a site plan for Value Place Hotel, a proposed 121-room hotel located on Lot 2, Block 1, Newman Center #1 Addition, being 2.158-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 23rd day of June, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 25, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-024 (Leslie)**
Discuss and consider a request by Gordon Pulis of Braum's Ice Cream Store for approval of an amended site plan and building elevations for the existing Braum's Restaurant located at 1920 S. Goliad (SH 205), on a 1.30-acre tract known as Lot 1A, Block A, Braum's Addition, zoned (C) Commercial district and situated within the SH 205 Corridor Overlay district, and take any action necessary.

2. **SP2006-025 (Chris)**
Discuss and consider a request by David Arterburn of One Stop Food Stores, Inc., for approval of a site plan for Dickey's BBQ, located on a 1.24-acre tract known as Lots 1R-A and 1R, Block A, Montego Addition, zoned (C) Commercial district and situated within the SH 205 Corridor Overlay district, located at 2012 S. Goliad, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 21st day of July, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 29, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-025 (Chris)**
Discuss and consider a request by David Arterburn of One Stop Food Stores, Inc., for approval of a site plan for Dickey's BBQ, located on a 1.24-acre tract known as Lots 1R-A and 1R, Block A, Montego Addition, zoned (C) Commercial district and situated within the SH 205 Corridor Overlay district, located at 2012 S. Goliad, and take any action necessary.
2. **SP2006-026 (Leslie)**
Discuss and consider a request from Z Projects for approval of an amended site plan for Rockwall Market Center, specifically for construction of a drive-through ATM for Wells Fargo, on a 21-acre (+/-) tract zoned (C) Commercial District and situated within the IH-30 Overlay district, and located along the south side of IH-3030 west of Market Center Drive, and take any action necessary.
3. **SP2006-027 (Leslie)**
Discuss and consider a request by Steven Reyes of Ramsay Ivy CO., LC., for approval of a site plan for McClintock Office Building, located on a 0.573-acre tract known as Lot 4, Block A, Shoreline Plaza Addition, zoned (C) Commercial district and situated within the IH-30 Overlay district, and located along Lakefront Trail and the future extension of Shoreline Drive, and take any action necessary.
4. **SP2006-029 (Michael)**
Discuss and consider a request by Richard Ireland of Nudell Architects for approval of amended building elevations for JC Penney, located within the approved "Plaza at Rockwall" shopping center, on a 47-acre (+/-) tract zoned (PD-14) Planned Development No. 14 district and situated within the IH-30 Corridor Overlay District, and take any action necessary.
5. **SP2006-030 (Michael)**
Discuss and consider a request by Robert Siegel of RM Crowe for approval of a site plan for Vista Lago, a proposed commercial development on Lot 1R, Block C, La Jolla Pointe Addition Phase 1, which is zoned (C) Commercial district and situated within the IH-30 Overlay district along the north side of IH-30, east of Village Drive, south of Laguna Drive and west of Catalina Drive, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 25th day of August, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 12, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-030 (Michael)**

Discuss and consider a request by Robert Siegel of RM Crowe for approval of a site plan for Vista Lago, a proposed commercial development on Lot 1R, Block C, La Jolla Pointe Addition Phase 1, which is zoned (C) Commercial district and situated within the IH-30 Overlay district along the north side of IH-30, east of Village Drive, south of Laguna Drive and west of Catalina Drive, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 8th day of September, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 26, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-032 (Michael)**

Discuss and consider a request by Scott Graves of WD Partners for approval of an amended site plan for Travel Centers of America for a parking expansion and addition of IdleAire Facilities, located on Lots 1 and 2, Block A, Travel Centers of America Addition, being 13.07-acres zoned (C) Commercial district and located within the IH-30 Corridor Overlay district and SH 205 Corridor Overlay district, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 22nd day of September, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 31, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-035 (Michael)**
Discuss and consider a request by Jeff Taylor of Senior Care Consultants for approval of a PD Site Plan for a Senior Care Health and Rehabilitation facility on the proposed Lot 6, Block A, Horizon Ridge Medical Addition (preliminary platted as Horizon Ridge Center South Addition), being 4.539-acres zoned (PD-9) Planned Development No. 9 District and situated southwest of Horizon Rd and southeast of Tubbs Rd, and take any action necessary.
2. **SP2006-036 (Michael)**
Discuss and consider a request by Robert Stengele of Isbell Engineering Group, Inc., for approval of a site plan for the Heritage Buick Pontiac GMC motor vehicle dealership, located on Lot 1, Block 1, Chrysler Addition, being 6.0-acres zoned (C) Commercial District and situated at the northwest corner of IH-30 and Kyle Drive within the IH-30 Overlay district, and take any action necessary.
3. **SP2006-037 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn and Associates for approval of a PD Site Plan, including conceptual elevations and landscaping details, for North Lakeshore Valley, being 49.36-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) located along North Lakeshore Drive and west of SH 205 within the North SH 205 Corridor Overlay district, and take any action necessary.
4. **SP2006-038 (Chris)**
Discuss and consider a request by Ned Saqer of STM & Associates for approval of a PD Site Plan for Children's Lighthouse, located on the proposed Lot 1, Block D, North Lakeshore Valley Addition, being 1.543-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) and situated along the west side of SH 205 north of Old Quail Run Rd within the North SH 205 Corridor Overlay district, and take any action necessary.
5. **SP2006-039 (Michael)**
Discuss and consider a request by David Grant of IdleAire Tech. Corp. for approval of an amended site plan for Travel Centers of America to allow for IdleAire facilities at the existing truck stop located at the southwest corner of IH-30 and SH 205, on Lots 1 and 2, Block A, Travel Centers of America Addition, being 13.07-acres zoned (C) Commercial district and located within the IH-30 Overlay district and SH 205 Overlay district, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 27th day of October, 2006 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 12, 2006
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-038 (Chris)**
Discuss and consider a request by Ned Saqer of STM & Associates for approval of a PD Site Plan for Children's Lighthouse, located on the proposed Lot 1, Block D, North Lakeshore Valley Addition, being 1.543-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) and situated along the west side of SH 205 north of Old Quail Run Rd within the North SH 205 Corridor Overlay district, and take any action necessary.

2. **SP2006-040 (Michael)**
Discuss and consider a request by Sean Flaherty of The Wallace Group for approval of an amended site plan and amended building elevations for the Plaza at Rockwall (aka Rockwall Crossing Phase 2) commercial development, located on a 47-acre (+/-) tract zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, and situated within the IH-30 Corridor Overlay District and SH 205 Corridor Overlay District, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

Posted by 5:00 p.m. this 8th day of December, 2006 by Kim Whitley