

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
January 8, 2008  
5:00 P.M.

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2007-029 (Michael)**

Discuss and consider a request by David Winfrey of Perkins + Will for approval of a PD Site Plan for the Presbyterian Hospital of Rockwall Medical Office Building, being a 46,620-sf office development located on Lot 11, Block A, Presbyterian Hospital of Rockwall Addition, being a 5.406-acre tract zoned (PD-9) Planned Development No. 9 district and situated west of Horizon Rd and south of Rockwall Pkwy, 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 4<sup>th</sup> day of January, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**January 29, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-001 (Leslie)**  
Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a site plan for "Two Horizon Ridge," an 8,431-sf office development located on Lot 14, Block A, Horizon Ridge Addition, being a 0.868-acre tract zoned (PD-9) Planned Development No. 9 and situated at the northwest corner of Summer Lee Drive and Ralph Hall Parkway.
  
2. **SP2008-002 (Leslie)**  
Discuss and consider a request by Tyler Adams of Centerpoint Builders for approval of a site plan for "Lake Pointe Orthopedics," a 17,300-sf office development located on Lot 2, Block A, Presbyterian Hospital of Rockwall Addition, being a 1.471-acre tract zoned (PD-9) Planned Development No. 9 and situated along the west side of Horizon Rd south of Rockwall Parkway.
  
3. **SP2008-003 (Chris)**  
Discuss and consider a request from Steven Beane of Callahan Gallup & Co., for approval of a site plan for Walgreens Pharmacy, located on the proposed Lot 4, Block 1, Meadowcreek Business Center Addition, being 2.11-acres situated at the southeast corner of SH 276 and SH 205, zoned (C) Commercial district and situated within the SH 205 Overlay district and SH 276 Overlay district.
  
4. **SP2008-004 (Chris)**  
Discuss and consider a request from Sy Pham of SP Design & Build for approval of a site plan for a 12,700-sf commercial development located on the proposed Lot 3, Block 1, Meadowcreek Business Center Addition, being approximately 1.42-acres and situated along the east side of SH 205 south of SH 276, zoned (C) Commercial district and situated within the SH 205 Overlay district.

**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 25<sup>th</sup> day of January, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**February 26, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-004 (Chris)**  
Discuss and consider a request from Sy Pham of SP Design & Build for approval of a site plan for a 12,700-sf commercial development located on the proposed Lot 3, Block 1, Meadowcreek Business Center Addition, being approximately 1.42-acres and situated along the east side of SH 205 south of SH 276, zoned (C) Commercial district and situated within the SH 205 Overlay district.
2. **SP2008-005 (Leslie)**  
Discuss and consider a request from Brian Dench of Pate Engineers, Inc. for approval of a site plan for a 27,886-sf office development located on part of Lot 13 and Lot 14, Block A, Presbyterian Hospital of Rockwall Addition, being approximately 2.5797-acres zoned (PD-9) Planned Development No. 9 District and situated along Rockwall Parkway southwest of Horizon Road.
3. **SP2008-006 (Chris)**  
Discuss and consider a request from Mike Lucas of Aqua Terra Engineering Consultants, LLC for approval of a site plan for an office building located on Lot 7, Block A, Lakewood Park Addition, being approximately 0.14-acre zoned (C) Commercial district and situated within the Scenic Overlay district, located at 2551 Ridge Road.
4. **SP2008-007 (Michael)**  
Discuss and consider a request from Jonathan Youness of RKM Consulting Engineers for approval of a PD Site Plan for the Mansions at Rockwall multifamily and age-restricted multifamily developments, being 50.815-acres overall zoned (PD-10) Planned Development No. 10 district and located along the west side of the 205 Bypass (John King Blvd) north of SH 276 and south of IH-30.
5. **SP2008-008 (Chris)**  
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a site plan for Costco, being a 153,147-sf commercial development located on the proposed Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, located along the north side of SH 276 east of SH 205 and south of IH-30.

**ADJOURNMENT**

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**Posted by 5:00 p.m. this 22<sup>nd</sup> day of February, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
March 11, 2008  
5:00 P.M.

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-008 (Chris)**

Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a site plan for Costco, being a 153,147-sf commercial development located on the proposed Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, located along the north side of SH 276 east of SH 205 and south of IH-30.

**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 7<sup>th</sup> day of March, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**March 25, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-008 (Chris)**  
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a site plan for Costco, being a 153,147-sf commercial development located on the proposed Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, located along the north side of SH 276 east of SH 205 and south of IH-30, and take any action necessary.
  
2. **SP2008-009 (Leslie)**  
Discuss and consider a request by David Reynolds of SRI Real Estate Properties, LLC, for approval of a site plan for Sonic Restaurant, proposed to be located on Lot 3, Block A, Hillcrest Center Addition, being a 0.91-acre tract zoned (GR) General Retail district and situated within the North SH 205 Corridor Overlay district, and located at the northeast corner of FM 552 and SH 205, and take any action necessary.

**ADJOURNMENT**

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**Posted by 5:00 p.m. this 21<sup>st</sup> day of March, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD and**  
**PLANNING AND ZONING COMMISSION**  
**JOINT WORK SESSION**

**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**

**April 22, 2008**

**6:30 P.M.**

**CALL TO ORDER**

1. Discuss the architectural review process, current architectural and other Overlay district standards, and the outcomes of recently constructed commercial development in the City, and take any action necessary.

**ADJOURNMENT**

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**Posted by 5:00 p.m. this 18<sup>th</sup> day of April, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
April 22, 2008  
5:00 P.M.

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-014 (Leslie)**

Discuss and consider a request by Michael Alturk of MA Engineering for approval of a site plan for Sonic Drive-in Restaurant, proposed to be located on part of Lot 1, Block A, Subway / Gateway / Health Food Store Addition, being a 2.0-acre tract zoned (PD-46) Planned Development No. 46 and located at the northeast corner of FM 549 and SH 276, 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 18<sup>th</sup> day of April, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
May 27, 2008  
5:00 P.M.

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-016 (Leslie)**  
Discuss and consider a request by Todd Winters of Engineering Concepts for approval of a site plan for Lots 4 and 5, Block A, Presbyterian Hospital of Rockwall Addition, being an approximate 23,200-sf office development located on the 1.92-acre site, which is zoned (PD-9) Planned Development No. 9 district and located along the southwest side of FM 3097 (Horizon Rd) south of the main entrance to the existing hospital, and take any action necessary.
  
2. **SP2008-017 (Michael)**  
Discuss and consider a request by Gerald Houser for approval of a site plan for new building additions on his property located at 1611 SH 276, being 6.19-acres known as Lot 1, Block A, Houser Addition, and zoned (HC) Heavy Commercial district and situated within the SH 276 Corridor Overlay district, and take any action necessary.
  
3. **Z2008-013 (Chris)**  
**Discuss** and consider a request by Marcus McNamara of Alexander Marcus Design Group, LLC for approval of a Specific Use Permit (SUP) to allow for a "structure over 36 feet in height" in the Scenic Overlay (SOV) district, specifically for a proposed four-story hotel measuring approximately 52'4" in height, located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd.

**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 23<sup>rd</sup> day of May, 2008 by Kim Whitley**



**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**June 24, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Z2008-013 (Chris)**  
*Discuss* and consider a request by Marcus McNamara of Alexander Marcus Design Group, LLC for approval of a Specific Use Permit (SUP) to allow for a "structure over 36 feet in height" in the Scenic Overlay (SOV) district, specifically for a proposed four-story hotel measuring approximately 52'4" in height, located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd.
2. **SP2008-020 (Chris)**  
Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of an amended site plan and building elevations for additions to their existing motor vehicle dealership located at 2005 S. Goliad, being an 8.65-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.
3. **SP2008-021 (Chris)**  
Discuss and consider a request from Pascal Aughtry for approval of an amended site plan for Love's Truck Stop located at 1990 IH-30 East, specifically for the addition of a Yard Storage Building on the 6.3778-acre tract which is zoned (LI) Light Industrial district and situated within the IH-30 Overlay district and FM 549 Overlay district, and take any action necessary.
4. **SP2008-022 (Leslie)**  
Discuss and consider a request from Ryan Cobb of Prism Leasing, Ltd., for approval of a site plan for a self-service car wash to be located along the north side of SH 276 east of FM 549, on a 1.02-acre site zoned (PD-46) Planned Development No. 46 district and situated within the SH 276 Corridor Overlay district, and take any action necessary.
5. **SP2008-023 (Chris)**  
Discuss and consider a request by Allan Ross of Allan Ross Design Group for approval of a site plan for an approximate 21,680-sf retail development located on Lot 2, The Larsen School Addition, being 3.339-acres zoned (PD-10) Planned Development No. 10 district and designated for (C) Commercial uses, located along the east side of Townsend Dr and north side of the future alignment of SH 276, within the SH 276 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 20<sup>th</sup> day of June, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**July 8, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Z2008-013 (Chris)**  
*Discuss* and consider a request by Marcus McNamara of Alexander Marcus Design Group, LLC for approval of a Specific Use Permit (SUP) to allow for a "structure over 36 feet in height" in the Scenic Overlay (SOV) district, specifically for a proposed four-story hotel measuring approximately 52'4" in height, located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd.
  
2. **SP2008-022 (Leslie)**  
Discuss and consider a request from Ryan Cobb of Prism Leasing, Ltd., for approval of a site plan for a self-service car wash to be located along the north side of SH 276 east of FM 549, on a 1.02-acre site zoned (PD-46) Planned Development No. 46 district and situated within the SH 276 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 3<sup>rd</sup> day of July, 2008 by Kim Whitley**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**July 29, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-025 (Michael)**

Discuss and consider a request by Thanh Mach of Kyoto Japanese Steak House for approval of amended building elevations for the restaurant structure located at 1599 Laguna Drive (formerly Carrabba's Italian Grill), being a 1.53-acre property known as Lot 3R, Block C, La Jolla Pointe Addition, which is zoned (C) Commercial district and located 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 25<sup>th</sup> day of July, 2008 by Michael Hampton**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**August 26, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-027 (Michael)**

Discuss and consider a request by Katie Simpson of Design and Engineering, Inc., for approval of a site plan for Logan's Roadhouse, being a 6,533-sf restaurant proposed on Lot 16, Block A, La Jolla Pointe Addition Phase 2, being 1.746-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located at 560 E IH-30, and take any action necessary.

2. **SP2008-028 (Chris)**

Discuss and consider a request by Kevin Wier of Spiars Engineering, Inc., for approval of a site plan for Honda of Rockwall, located on the proposed Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce St and west of John L. King Blvd (205 Bypass), 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 22<sup>nd</sup> day of August, 2008 by Michael Hampton**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**September 30, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-008 (Chris)**  
Discuss and consider a request by Javier Barajas of Mulvanny G2 Architecture for approval of amended building elevations, specifically to replace the approved "Sandblasted CMU" material with "Smooth Face CMU" material, for the proposed CostCo Wholesale development located on Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, and take any action necessary.
  
2. **SP2008-029 (Chris)**  
Discuss and consider a request by Ave Alagar of Alexander Marcus Design Group for approval of a site plan for Comfort Inn and Suites, being a 46,232-sf hotel located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.

**ADJOURNMENT**

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**Posted by 5:00 p.m. this 26<sup>th</sup> day of September, 2008 by Michael Hampton**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
September 30, 2008  
4:30 P.M.

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-030 (Michael)**

Discuss and consider a request by Ross Ramsay of Ramsay Architects for approval of a site plan for Phase 2 of the McClintock Building, located on a Lot 5, Block A, Shoreline Plaza Addition, being 0.574-acre zoned (PD-32) Planned Development No. 32 district and situated within the IH-30 Overlay district, located at 2850 Shoreline Trail, and take any action necessary.

**ADDITIONAL DISCUSSION ITEMS**

2. **Take a tour of the “Classic Rock” stone and masonry yard located at 2040 SH 66, Rockwall, Texas. (5:30 pm)**

**ADJOURNMENT**

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**Posted by 5:00 p.m. this 24<sup>th</sup> day of October, 2008 by Michael Hampton**

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**December 30, 2008**  
**5:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **SP2008-016 (Chris)**  
Discuss and consider a request by Todd Winters of Engineering Concepts for approval of a site plan for Lots 4 and 5, Block A, Presbyterian Hospital of Rockwall Addition, being a 23,200-sf office development located on the 1.92-acre site, which is zoned **(PD-9) Planned Development No. 9** district and located along the southwest side of FM 3097 (Horizon Rd) south of the main entrance to the existing hospital, and take any action necessary.
2. **SP2008-033 (Michael)**  
Discuss and consider a request by Mike Parrish of Alliance Architects for approval of a site plan for L3 Communications, being a 50,000-sf office building located on part of Lot 3R, Block E, Rockwall Technology Park Addition, being 5.13-acres zoned (LI) Light Industrial district and located at the northwest corner of FM 549 and Discovery Blvd within the **FM 549 Overlay District**, and take any action necessary.
3. **SP2008-034 (Michael)**  
Discuss and consider a request by Brandon Cox of Pogue Engineering & Development Co., Inc., for approval of a PD Site Plan for Stone Creek Retail Phase 1, being a 74,000-sf retail development on 9.79-acres zoned (PD-70) Planned Development No. 70 District and situated at the southeast corner of FM 552 and SH 205 within the **North SH 205 Overlay District**, and take any action necessary.

**ADJOURNMENT**

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**Posted by 5:00 p.m. this 24<sup>th</sup> day of December, 2008 by Michael Hampton**