

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 14, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2012-001 (Michael)**

Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a site plan of a 15,808-sf retail building located on the proposed Lot 1, Block A, Ridge/Summer Lee Addition, being 2.58-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic 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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **10th day of February, 2012 by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 28, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2012-001 (Michael)**
Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a site plan of a 15,808-sf retail building located on the proposed Lot 1, Block A, Ridge/Summer Lee Addition, being 2.58-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district, and take any action necessary.
2. **SP2012-004 (Chris)**
Discuss and consider a request by Zac Bartz of Alliance Architects for approval of **amended** building elevations for Lakeside Chevrolet, being an existing auto dealership located on Lot 3, Block A, Lakeside Chevrolet Addition, being 8.635-acres zoned (C) Commercial district and situated within the SH 205 Overlay district and the IH-30 Overlay district, located at 2005 S. Goliad St, and take any action necessary.
3. **SP2012-003 (Chris)**
Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of a site plan for the Rockwall MOB Clinic, being a 16,600-sf medical office building located on Lot 2, Block B, North Lakeshore Valley, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district.
4. **SP2012-006 (Chris)**
Discuss and consider a request by Brian Nebel of Lend Lease for approval of a site plan for 7-Eleven, being a proposed 3,010-sf convenience store and fuel center located on a 0.8323 acre tract, being Tract 22, Abstract 255, B J T Lewis Survey zoned (C) Commercial district and situated within the SH 205 Overlay district, located at 1815 S. Goliad St.

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **24th day of February, 2012 by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 13, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2012-003 (Chris)**

Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of a site plan for the Rockwall MOB Clinic, being a 16,600-sf medical office building located on Lot 2, Block B, North Lakeshore Valley, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor 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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **9th day of March, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 27, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2012-006 (Chris)**
Discuss and consider a request by Brian Nebel of Lend Lease for approval of a site plan for 7-Eleven, being a proposed 3,010-sf convenience store and fuel center located on a 0.8323 acre tract, being Tract 22, Abstract 255, B J T Lewis Survey zoned (C) Commercial district and situated within the SH 205 Overlay district, located at 1815 S. Goliad St.
2. **SP2011-009 (Chris/Robert)**
Discuss and consider a request by Chris Cuny of F. C. Cuny Corp for approval of a PD Site Plan of the Trend Tower at the Harbor, being a seven (7) story office / commercial building to be located on a 2.149-acre tract proposed to be Lot 1, Block A, Harbor District Addition, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road.
3. **SP2012-008 (David)**
Discuss and consider a request by Carol Inman for approval of a PD Site Plan for a Hair Salon and Sign Shop, located on a 1.699-acre tract proposed to be Lots 1 & 2, Block 1, Pfeffer/Inman Addition, City of Rockwall, Texas, which is zoned (PD-54) Planned Development No. 54 district and located south side of Ralph Hall Parkway east of Flagstone Creek Blvd.
4. **Z2012-005 (Chris)**
Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a Specific Use Permit (SUP) to allow for a "New Car Dealership" within the (LI) Light Industrial district and the (IH-30 OV) IH-30 Overlay District, being Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land and specifically located at 1540 IH-30 E, City of Rockwall, Texas.
5. **SP2012-003 (Chris)**
Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of the building elevations for the Rockwall MOB Clinic, being a 16,600-sf medical office building located on Lot 2, Block B, North Lakeshore Valley, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor 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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **23rd day of March, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 10, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2011-009 (Chris/Robert)**

Discuss and consider a request by Chris Cuny of F. C. Cuny Corp for approval of a PD Site Plan of the Trend Tower at the Harbor, being a seven (7) story office / commercial building to be located on a 2.149-acre tract proposed to be Lot 1, Block A, Harbor District Addition, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road.

2. **SP2012-008 (David)**

Discuss and consider a request by Carol Inman for approval of a PD Site Plan for a Hair Salon and Sign Shop, located on a 1.699-acre tract proposed to be Lots 1 & 2, Block 1, Pfeffer/Inman Addition, City of Rockwall, Texas, which is zoned (PD-54) Planned Development No. 54 district and located south side of Ralph Hall Parkway east of Flagstone Creek Blvd.

3. **Z2012-005 (Chris)**

Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a Specific Use Permit (SUP) to allow for a "New Car Dealership" within the (LI) Light Industrial district and the (IH-30 OV) IH-30 Overlay District, being Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land and specifically located at 1540 IH-30 E, City of Rockwall, Texas.

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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **6th day of April, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 24, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2011-009 (Chris)**
Discuss and consider a request by Chris Cuny of F. C. Cuny Corp for approval of a PD Site Plan of the Trend Tower at the Harbor, being a seven (7) story office / commercial building to be located on a 2.149-acre tract proposed to be Lot 1, Block A, Harbor District Addition, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road.

2. **Z2012-005 (Chris)**
Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a Specific Use Permit (SUP) to allow for a "New Car Dealership" within the (LI) Light Industrial district and the (IH-30 OV) IH-30 Overlay District, being Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land and specifically located at 1540 IH-30 E, City of Rockwall, Texas.

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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **20th day of April, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 8, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2011-009 (Chris)**

Discuss and consider a request by Chris Cuny of F. C. Cuny Corp for approval of a PD Site Plan of the Trend Tower at the Harbor, being a seven (7) story office / commercial building to be located on a 2.149-acre tract proposed to be Lot 1, Block A, Harbor District Addition, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road.

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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **4th day of May, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 29, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Z2012-006 (Chris)**

Discuss and consider a request by Larae Tucker of Harrison, French & Associates for approval of an amendment to (PD-10) Planned Development District No. 10, specifically Tract "F" described in Exhibit "A" of Ordinance No. 04-25 to allow for a "retail store with gasoline product sales with more than 4 dispensers", in association with a 7-Eleven store proposed to be located on a 1.008-acre tract of land currently described as J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, and situated at the northeast corner of John King Boulevard and State Highway 276, City of Rockwall, Texas.

2. **SP2012-010 (Chris)**

Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a site plan for Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land zoned (LI) Light Industrial district, and specifically located at 1540 IH-30 E, City of Rockwall, Texas.

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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **25th day of May, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 12, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Z2012-006 (Chris)**

Discuss and consider a request by Larae Tucker of Harrison, French & Associates for approval of an amendment to (PD-10) Planned Development District No. 10, specifically Tract "F" described in Exhibit "A" of Ordinance No. 04-25 to allow for a "retail store with gasoline product sales with more than 4 dispensers", in association with a 7-Eleven store proposed to be located on a 1.008-acre tract of land currently described as J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, and situated at the northeast corner of John King Boulevard and State Highway 276, City of Rockwall, Texas.

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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **8th day of June, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 26, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2012-012 (Chris)**

Discuss and consider a request by LaRae Tucker of Harrison French & Associates for approval of a site plan for a 7-Eleven retail store with gasoline product sales, located on a 1.008 acre tract described as J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, City of Rockwall, Texas, and zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH276 Corridor Overlay district, specifically situated at the northeast corner of John King Boulevard and State Highway 276.

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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **22nd day of June, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 31, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2012-014 (David)**
Discuss and consider a request by Steven Homeyer with Homeyer Engineering, Inc. for approval of a site plan for Signature Senior Living, Assisted Living and Memory Care, being approximately 5.77 acres of land and described as Lot 1, Block A, Flagstone Corners, City of Rockwall, Texas, zoned (PD-54) Planned Development No. 54 district and generally situated on south side Ralph Hall Parkway east of Mims Road, and take any action necessary.

2. **SP2012-016 (Ryan)**
Discuss and consider a request by Brent Murphee with Dowdey, Anderson & Associates, Inc. for approval of a site plan for Emerus Emergency Hospital, being approximately 4.194 acres of land and described as Lots 1 & 2, Block B, Ellis Centre, City of Rockwall, Texas, zoned (C) Commercial district, and generally situated on the north side of IH-30 at the corner of Townsend Drive and Alpha Drive, and take any action necessary.

3. **SP2012-015 (David)**
Discuss and consider a request by Mark Pross with Pross Design Group, Inc. for approval of a site plan for American National Bank, being approximately 0.93 acres of land and described as Lot 1, Block 1, Independent Community Financial Corporation zoned (PD-1) Planned Development No. 1 district and generally situated on the east side of Ridge Road (FM 740) south of Summit Ridge Drive, specifically located at 1305 Ridge Road, City of Rockwall, Texas, 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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **27th day of July, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 25, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2012-021 (David)

Discuss and consider a request by David Lowrey with Landlow, LLC., for approval of a site plan for a portion of Lot 1, Block 1, Rockwall Business Park, containing 2.15-acres of land zoned Commercial (C) district and within the SH 205 Overlay (SH 205 OV) District, specifically located at 811 Yellow Jacket Lane, City of Rockwall, Texas and take any action necessary.

2. SP2012-020 (David)

Discuss and consider a request by Bennett Ratliff with the Ratliff Group, LLC., for approval of an amended site plan for Honda of Rockwall, located on the proposed Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres of land, zoned Commercial (C) district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce Street and west of John King Boulevard, City of Rockwall, Texas 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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **21st day of September, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 9, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2012-021 (David)

Discuss and consider a request by David Lowrey with Landlow, LLC., for approval of a site plan for a portion of Lot 1, Block 1, Rockwall Business Park, containing 2.15-acres of land zoned Commercial (C) district and within the SH 205 Overlay (SH 205 OV) District, specifically located at 811 Yellow Jacket Lane, City of Rockwall, Texas 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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **5th day of October, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 30, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Z2012-015 (David)**

Hold a public hearing and consider a request by Cristal Villarreal for the approval of a Specific Use Permit (SUP) to allow for a restaurant less than 2,000 sq. ft. with a drive-through as specified by the Unified Development Code (UDC), for a 0.182 acre tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas in the City of Rockwall, being a portion of Lots 5 & 6, Block A, Wal-Mart Supercenter Addition, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, being specifically located at 782 IH-30, and take any action necessary.

2. **Z2012-017 (Ryan)**

Hold a public hearing and consider a request by Jake Petras for the approval of a Specific Use Permit (SUP) to allow for a retail store with more than two (2) gasoline dispensers within a General Retail (GR) District as specified by the Unified Development Code (UDC), for a 1.8169 acre tract of land zoned Commercial (C) District and General Retail (GR) District, and described as part of the Joseph Cadle Survey, Abstract No. 65, being all of Lot 1R, Block A of the Montego Addition, and a portion of Lot 2, Block A of the Rockwall Shopping Center, Rockwall County, Texas, and being generally located at the northwest corner of the intersection of SH-205 and the IH-30 frontage road, within the IH-30 (IH-30 OV) Overlay District and the SH-205 (SH-205 OV) Overlay District, and take any action necessary.

3. **SP2012-022 (David)**

Discuss and consider a request by Matthew King of Matthew King Architect, for approval of a site plan of a retail building located on Lot 8, Rockwall Business Park East, City of Rockwall, being a 1.017 acre tract zoned (C) Commercial and situated within the (SH 205 OV) SH 205 Overlay District, generally situated on the northwest corner of E. Ralph Hall Parkway and S. Goliad Street, 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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **26th day of October, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 27, 2012
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2012-023 (Lance)**
Discuss and consider a request by Rhett Dollins of Pogue Engineering & Development Co., Inc., for approval of a PD Site Plan for Lot 4, Block A, Stone Creek Retail Addition, being a 6,812-sf retail development on 1.189-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.
2. **SP2012-024 (Ryan)**
Discuss and consider a request by Mathew King of Matthew King Architect for the approval of a Site Plan for a day care facility on two (2) acres of land situated on a portion of Block 86B of the B. F. Boydston Addition being a 3.171 acre tract of land situated in the City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH66 (SH66 OV) Overlay District and generally located on the south side of SH66 east of the intersection of S. Lakeshore Drive and SH66, and take any action necessary.
3. **SP2012-025 (Ryan)**
Discuss and consider a request by Steve Lenart with Lenart Development Co., LLC for the approval of a Site Plan on property zoned Planned Development District 10 (PD-10) and identified as a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, being part of Tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Volume 105, Page 505, of the Deed Records Rockwall County, Texas and containing 29.868-acres of land, and on a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, containing 10.452-acres of land zoned Commercial (C) District, and take any action necessary.
4. **SP2012-026 (David)**
Discuss and consider a request by Jacob Sumpter of Mycoskie McInnis Associates for approval of a Site Plan for a one story, 56,990-sf nursing home situated on a 6.705-acre tract of land in the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Texas, and is zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH 276 Corridor Overlay district, and generally situated at the southwest corner of John King Boulevard and State Highway 276, and take any action necessary.
5. **SP2012-027 (Lance)**
Discuss and consider a request from W. Anthony Eeds of White Rock Studio for approval of a Site Plan for a 5,000-sf medical office development located on Lot 7, Block A, Presbyterian Hospital of Rockwall Addition, being approximately 0.693-acres zoned (PD-9) Planned Development No. 9 District and situated along Tubbs Road south of Horizon Road, 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.

I, JoDee Sanford, Planning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of November, 2012, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

2012-Nov-27-ARB