

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**March 28, 2017**  
**5:00 P.M.**

**ACTION ITEMS**

**1. SP2017-010 (David)**

Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [SH-205], 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, Laura Morales, Planning & Zoning 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 24<sup>th</sup> day of March, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



## **CITY OF ROCKWALL, TEXAS MEMORANDUM**

---

**TO:** Architectural Review Board

**FROM:** David Gonzales, *Senior Planner*

**CC:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** March 28, 2017

**SUBJECT:** SP2017-010 Building Elevation Review – *301 & 303 N. Goliad Street*

---

The Architectural Review Board (ARB) met with the applicant, Rick Dirkse, on February 28, 2017 regarding proposed building elevations for an office building to be constructed within the Downtown (DT) District. The development is comprised of two (2) lots and is currently addressed as 301 & 303 N. Goliad Street. After reviewing the proposed building elevations -- and based upon the Downtown (DT) Districts zoning standards and the location of the development -- the ARB recommended Mr. Dirkse revise the building elevations to reflect the historical characteristics associated with PD-50 or the building form that is consistent with the downtown core. The applicant has modified the building elevations to reflect an historical character similar to the time period associated with PD-50 for a subsequent review by the ARB. The ARB will review the revised elevations and is to provide a recommendation to the Planning and Zoning Commission.

