

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
January 26, 2016  
5:00 P.M.

**I. CALL TO ORDER:**

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Julien Meyrat, Jimmy Strohmeyer, Enid Reyes and Ashlei Neill with Ralph Chizzonite absent.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning) and David Gonzales (Senior Planner).

**II. ACTION ITEMS:**

**1. SP2016-001 (Ryan)**

Discuss and consider a request by James Spencer of GHA Architecture/Development on behalf of the owner Robert Clinesmith of Triton I-30 Rockwall, LLC for the approval of a site plan for a restaurant on a 1.66-acre tract of land identified as portion of Lot 1, Village 2 Addition and Tract 3 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of Village Drive and the IH-30 frontage road, and take any action necessary.

***The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB, stated that the proposed design of the building complimented the adjacent Lakeside Village Subdivision and Trend Tower, and would provide a consistent addition with regard to the adjacent architecture. In addition, the board did not have any additional recommendations with regard to the site plan or building elevations.***

**2. SP2016-003 (David)**

Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north of IH-30, and take any action necessary.

***The Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the blue ACM panels being used at the Kids columns' secondary entrance. The ARB also indicated that both of the side building elevations lacked interest due to no architectural elements being present. To address these concerns the ARB recommended that the applicant remove the blue ACM panels and incorporate stone columns with an arched roof matching the primary entrance. The Board also recommended the applicant provide architectural elements for each side elevation in order to break up the flat appearance of the buildings side elevations since they were highly visible. The ARB requested to review the revised elevations in order to provide a recommendation to***

*the Planning and Zoning Commission during the next scheduled meeting to be held on February 9, 2016.*

### **III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:45 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
February 9, 2016  
5:00 P.M.

**I. CALL TO ORDER:**

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, and Ralph Chizzonite. The following members were absent Julien Meyrat, Jimmy Strohmeyer, and Enid Reyes.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

**II. ACTION ITEMS:**

**1. SP2016-003 (David)**

Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north of IH-30, and take any action necessary.

***The ARB reviewed the changes made by the applicant from the January 26 , 2016 meeting and recommended approval of the elevations as submitted.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:20 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
March 29, 2016  
5:00 P.M.

**I. CALL TO ORDER:**

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Julien Meyrat, Jimmy Strohmeyer, and Ralph Chizzonite. The following member was absent Enid Reyes.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

**II. ACTION ITEMS:**

**1. SP2016-005 (Korey)**

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

***The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB stated that the proposed design of the building did not meet the intent of standards stipulated in the North SH-205 Overlay District and asked the applicant to make revisions to the building elevation, specifically the rear elevation of the building needs additional articulation and architectural consideration. This was being requested because this building will be situated in the development so that all four (4) sides are visible.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:25 p.m.

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers Conference Room  
April 12, 2016  
5:00 P.M.

**I. CALL TO ORDER:**

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Ralph Chizzonite, Jimmy Strohmeyer, and Enid Reyes. The following member was absent: Julien Meyrat - absent.

The staff members present at the meeting were David Gonzales (Senior Planner) and Korey Brooks (Planner).

**II. ACTION ITEMS:**

**1. SP2016-005 (Korey)**

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

***The ARB reviewed the changes made by the applicant from the March 29, 2016 meeting and recommended approval of the elevations with minor changes. The ARB requested the applicant change the awning from cloth to metal and to synchronize and incorporate the tie back canopies where all stone elements were present for consistency. The ARB also pointed out that the north elevation's tower was not complete with stone. After meeting with staff, the applicant agreed to make the changes.***

**III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:15 p.m.