

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 24, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: John Womble, Ashlei Neill, Julien Meyrat, Adan Tovar, Trace Johannsen, and Phillip Craddock were present.

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

II. ACTION ITEMS

1. SP2018-008 (Korey)

Discuss and consider a request by Worth Williams of Moore Worth Investment, LLC for the approval of a site plan for a restaurant on a 0.778-acre parcel of land identified as Lot 4, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1901 N. Goliad Street, and take any action necessary.

On April 24, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide a brick wainscot around the building. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variances to the secondary materials requirement, the pitched roof requirement, and the natural stone requirement. The applicant has submitted revised building elevations in conformance with the Architectural Review Board's recommendations. These will be reviewed prior to the Planning and Zoning Commission on May 8, 2018.

2. SP2018-009 (David)

Discuss and consider a request by Scott Roberts of Creative Architects on behalf of Adam Cunningham of Patriot Paws for site plan for a *Residential Care Facility* on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

On March 24, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make minor changes to the materials on the north, south, and west facing elevations, utilizing stone in order to meet the 20% stone requirement. The applicant has revised the elevations, meeting the 20% stone requirement for all facades. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 8, 2018.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.