

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 29, 2018
5:00 PM

I. CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following members present: John Womble, Julien Meyrat, Phillip Craddock, Adan Tovar, Ashlei Neill, and Robert Miller were present with one (1) vacancy.

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

II. ACTION ITEMS

1. SP2018-012 (David)

Discuss and consider a request by Chris Allen of D. L. Marketplace Partners, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a memory care facility on a 2.0896-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

On May 29, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made a recommendation that the applicant provide a materials sample board that demonstrates a complimentary architectural theme for the apartment complex and memory care facilities. The ARB will forward a recommendation to the Planning and Zoning Commission on June 12, 2018.

2. SP2018-013 (David)

Discuss and consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

On May 29, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made a recommendation that the applicant provide a materials sample board that demonstrates a complimentary architectural theme for the apartment complex and memory care facilities. The ARB will forward a recommendation to the Planning and Zoning Commission on June 12, 2018.

3. SP2018-014 (Korey)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant make revisions to the building elevations to be more consistent with the existing buildings in the development and to provide additional vertical and horizontal articulation on the building façade. The applicant submitted revisions, however, did not provide additional vertical

and/or horizontal articulation to the building façades. The revisions will be reviewed prior to the Planning and Zoning Commission on June 12, 2018.

4. SP2018-015 (Korey)

Discuss and consider a request by Matilyn Vivo of Rustic Warehouse for the approval of a site plan to allow changes to the exterior of an existing commercial/retail building on a 1.9175-acre parcel of land identified as Tract 2 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1411 S. Goliad Street [SH-205], and take any action necessary.

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and forwarded a recommendation of approval to the Planning and Zoning Commission. The motion passed by a vote of 6 to 0 with one (1) vacancy.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 p.m.