

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**August 14, 2018**  
**5:00 PM**

**I. CALL TO ORDER**

*The meeting began at approximately 5:00 p.m. with the following members present: Bob Wacker, Julien Meyrat, Ashlei Neill, Adan Tovar, Robert Miller, and Rick Johnson. Board Member Lindsay Mitchell was absent.*

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

**II. ACTION ITEMS**

**1. Election of a Chair and Vice Chair (Ryan)**

Discuss and consider the election of a chair and vice chair in accordance Section 13.4, *Officers*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

***On August 14, 2018, the Architectural Review Board (ARB) approved a motion to elect Julian Meyrat as Chairman, which passed by a vote of 6 to 0. Additionally, the ARB approved a motion to elect Robert Miller as Vice-Chair, which passed by a vote of 6 to 0. Board Member Mitchell was not present at the meeting.***

**2. SP2018-017 (Ryan) Item Tabled**

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior and Residential Subdistricts of Planned Development District 32 (PD-32), located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

***On July 31, 2018, the Architectural Review Board (ARB) took no action. This item was tabled to the August 14, 2018 meeting.***

**3. SP2018-020 (Korey)**

Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a site plan for a *Restaurant, 2,000 SF or More with Drive Through* on a 1.40-acre parcel of land identified as Lot 2, 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 1979 N. Goliad Street, and take any action necessary.

***On August 14, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and the motion to approve the building elevations and recommend approval of the variance to the pitched roof requirements passed by a vote of 6-0 with Board Member Mitchell absent.***

**4. SP2018-023 (David)**

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a hotel on a 1.954-acre tract of land identified as a portion of Lots 7 & 8, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

***On August 14, 2018, the applicant provided elevations meeting the intent of the ARB's recommendations, with the exception of the use of the Coronado Stone, which has the "wood" appearance, to be located on the element where the hotels logo would be inserted. The applicant indicated they would not be able to meet this request due to corporate branding. After reviewing the revised elevations, the Architectural Review Board made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not the synthetic stone that was attached to the materials sample board. Additionally, the motion included a recommendation of approval for the variance being requested regarding the lack of horizontal and vertical articulation for the north and south elevations.***

**5. SP2018-024 (David)**

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a medical office building on a 1.003-acre tract of land identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

***On August 14, 2018, the Architectural Review Board (ARB) took no action. This item was approved during the previous ARB meeting held on July 31, 2018.***

**6. SP2018-025 (David)**

Discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a site plan for a office building on a 1.080-acre tract of land identified as a portion of Lots 6 & 7, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

***On August 14, 2018, the applicant provided elevations meeting the intent of the ARB's recommendations. After reviewing the revised elevations, the Architectural Review Board made a motion recommending approval of the elevations, which passed by a vote of 6 to 0 with Board Member Mitchell absent. This motion included a condition of approval that the applicant provide Austin Stone as depicted on the elevations and not a synthetic stone as was attached to the materials sample board. Additionally, the motion included a recommendation of approval of the variance being requested regarding vertical articulation.***

### **III. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:43 p.m.