

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 25, 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, Adan Tovar, Robert Miller, and Rick Johnson were present. Ashlei Neill and Lindsay Mitchell were absent.

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

II. ACTION ITEMS

1. SP2018-019 (David)

Discuss and consider a request by Brad Williams of Winstead PC on behalf of Andrew Malzer of Mountain Prize, Inc. for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1 & 2 of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

On September 25, the applicant provided the Architectural Review Board (ARB) an amended version of the building elevations that were recommended for approval at the July 31, 2018 meeting. The purpose of amended building elevations was to avoid requesting articulation variances. After reviewing the amended elevations, the ARB made a motion to recommend approval. The motion passed by a vote of 5 to 0 with Board Members Neill and Mitchell absent.

2. 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 2.111-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.

After being remanded back to the ARB by the Planning and Zoning Commission at the August 14, 2018 meeting, and for the purpose of meeting the technical requirements of the UDC, the applicant made the changes requested by the ARB and the Planning and Zoning Commission, and the plan was in conformance with the UDC. On September 25, 2018, the ARB made a motion to deny the resubmitted elevations, meeting the technical requirements of the UDC, based on aesthetics. Additionally, the motion included a recommendation for the approval of the revised elevations originally reviewed during August 14, 2018 meeting, which included a recommendation of the variance to the vertical articulation. The motion was approved by a vote of 5 to 0, with Board Members Neill and Mitchell absent.

3. SP2018-028 (Korey)

Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a site plan for a restaurant on a 1.61-acre portion of a larger 9.0142-acre parcel of land identified as Lot 1, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated west of the intersection of Mims Road and the frontage road for E. IH-30, and take any action necessary.

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested more vertical and horizontal articulation, to utilize natural stone in-lieu of cultured stone, and to increase the amount of stone on each façade. The applicant has submitted

revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 9, 2018 meeting.

4. SP2018-029 (Korey)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade. Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 9, 2018 meeting.

III. ADJOURNMENT

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