

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 12, 2019
5:00 PM

I. CALL TO ORDER

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

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

II. ACTION ITEMS

1. SP2017-025 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

On March 12, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations regarding a proposed variance to allow for not constructing a parapet wall that is required on the north elevation. After hearing proposals from the applicant that would alleviate the visibility of the metal roof, rather than constructing a parapet wall, the ARB passed a motion to recommend the applicant provide the parapet wall as required by the SH-205 By-pass Overlay (205 BY-OV) District standards. The motion passed by a vote of 5-0 with Board Members Neill and Mitchell absent.

2. SP2019-004 (David)

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

On March 12, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a vote of 5-0 with Board Members Neill and Mitchell absent. Additionally, the motion included a recommendation of approval for the exceptions being requested as outlined in staff's report.

III. ADJOURNMENT

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