

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 25, 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, Lindsay Mitchell, Rick Johnson, Derek Deckard, Robert Miller, and Ashlei Neill. The following board member was absent: Julien Meyrat (present at 5:05 p.m.)

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

II. CONSENT AGENDA

1. SP2019-020 (Korey)

Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 6-0 with Board Member Meyrat absent.

2. SP2019-015 (David)

Discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 6-0 with Board Member Meyrat absent.

III. ACTION ITEMS

3. SP2019-022 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations by a vote of 7-0.

4. SP2019-023 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, 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, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations. With the number of variances to the North SH-205 Overlay (N. SH-205 OV) District and exceptions to the Unified Development Code (UDC) being requested -- as outlined in staff's report -- the ARB recommended that the applicant meet all of the standards as prescribed in the North SH-205 Overlay (N. SH-205 OV) District and the UDC. The ARB will review the revisions at the July 9, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

5. SP2019-024 (Korey)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB also reviewed the variances associated with the SH-205 By-Pass Overlay (SH-205 BY OV) District and requested the applicant meet all of the standards as prescribed in the SH-205 By-Pass Overlay (SH-205 BY OV) District and the UDC. Specifically, the ARB requested the applicant provide the required parapet wall for screening of the RTU's, meet the four (4)-sided articulation, provide material samples & a color rendering to better depict the building design, and to raise the stone wainscot to the top of the windows. The ARB will review the revisions at the July 9, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

6. SP2019-025 (David)

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and variance to the secondary material requirements, and approved a motion to recommend approval of the building elevations and variance by a vote of 6-0, with Board Member Miller recused.

IV. ADJOURNMENT

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