

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 29, 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, Robert Miller, Derek Deckard, Lindsay Mitchell, Rick Johnson and Ashlei Neill. The following board member was absent: Julian Meyrat. Staff members present were Ryan Miller (Director of Planning and Zoning) and Korey Brooks (Senior Planner). The following staff member was absent: David Gonzales (Planning and Zoning Manager).

II. OPEN FORUM

III. ACTION ITEMS

1. SP2019-037 (David)

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Upon review, the Architectural Review Board (ARB) recommended that the applicant incorporate false windows and increase the parapet height on the southern and western façades of the building. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the November 12, 2019 meeting and provide a recommendation to the Planning and Zoning Commission.

2. SP2019-039 (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 an amended site plan for a multi-tenant retail building 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 and passed a motion to approve the item by a vote of 6-0, with Board Member Meyrat absent.

3. SP2019-040 (David)

Discuss and consider a request by Matthew Gardner and Halff Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Based on the submittal the Architectural Review Board (ARB) requested that the applicant incorporate stone around the primary and secondary entryways for the building. The Architectural Review Board (ARB) will review the applicant's changes at the November 12, 2019 meeting and provide a recommendation to the Planning and Zoning Commission.

4. SP2019-041 (Korey)

Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2,

Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

On October 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and provided feedback to the applicant. Specifically, the Architectural Review Board (ARB) requested that the applicant utilize a pitched roof system on the front façade in order to match the rear façade. The applicant agreed to incorporate the revisions and will provide revised building elevations for the Architectural Review Board (ARB) to review during the meeting that will be held on November 12, 2019. Pending any additional revisions, the Architectural Review Board (ARB) will forward a recommendation to the Planning and Zoning Commission.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.