

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 26, 2016
5:00 P.M.

I. CALL TO ORDER:

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Julien Meyrat, Jimmy Strohmeyer, Enid Reyes and Ashlei Neill with Ralph Chizzonite absent.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning) and David Gonzales (Senior Planner).

II. ACTION ITEMS:

1. SP2016-001 (Ryan)

Discuss and consider a request by James Spencer of GHA Architecture/Development on behalf of the owner Robert Clinesmith of Triton I-30 Rockwall, LLC for the approval of a site plan for a restaurant on a 1.66-acre tract of land identified as portion of Lot 1, Village 2 Addition and Tract 3 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of Village Drive and the IH-30 frontage road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB, stated that the proposed design of the building complimented the adjacent Lakeside Village Subdivision and Trend Tower, and would provide a consistent addition with regard to the adjacent architecture. In addition, the board did not have any additional recommendations with regard to the site plan or building elevations.

2. SP2016-003 (David)

Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north of IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the blue ACM panels being used at the Kids columns' secondary entrance. The ARB also indicated that both of the side building elevations lacked interest due to no architectural elements being present. To address these concerns the ARB recommended that the applicant remove the blue ACM panels and incorporate stone columns with an arched roof matching the primary entrance. The Board also recommended the applicant provide architectural elements for each side elevation in order to break up the flat appearance of the buildings side elevations since they were highly visible. The ARB requested to review the revised elevations in order to provide a recommendation to

the Planning and Zoning Commission during the next scheduled meeting to be held on February 9, 2016.

III. ADJOURNMENT

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

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 9, 2016
5:00 P.M.

I. CALL TO ORDER:

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, and Ralph Chizzonite. The following members were absent Julien Meyrat, Jimmy Strohmeyer, and Enid Reyes.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-003 (David)

Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north of IH-30, and take any action necessary.

The ARB reviewed the changes made by the applicant from the January 26 , 2016 meeting and recommended approval of the elevations as submitted.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 29, 2016
5:00 P.M.

I. CALL TO ORDER:

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Julien Meyrat, Jimmy Strohmeyer, and Ralph Chizzonite. The following member was absent Enid Reyes.

The staff members present at the meeting were Ryan Miller (Director of Planning and Zoning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-005 (Korey)

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB stated that the proposed design of the building did not meet the intent of standards stipulated in the North SH-205 Overlay District and asked the applicant to make revisions to the building elevation, specifically the rear elevation of the building needs additional articulation and architectural consideration. This was being requested because this building will be situated in the development so that all four (4) sides are visible.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:25 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 12, 2016
5:00 P.M.

I. CALL TO ORDER:

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Ralph Chizzonite, Jimmy Strohmeyer, and Enid Reyes. The following member was absent: Julien Meyrat - absent.

The staff members present at the meeting were David Gonzales (Senior Planner) and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-005 (Korey)

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

The ARB reviewed the changes made by the applicant from the March 29, 2016 meeting and recommended approval of the elevations with minor changes. The ARB requested the applicant change the awning from cloth to metal and to synchronize and incorporate the tie back canopies where all stone elements were present for consistency. The ARB also pointed out that the north elevation's tower was not complete with stone. After meeting with staff, the applicant agreed to make the changes.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:15 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 26, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ralph Chizzonite, Ashlei Neill, Julien Meyrat, and Enid Reyes. The following member was absent: Jimmy Strohmeyer.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner)

II. ACTION ITEMS:

1. SP2016-006 (Ryan)

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop (i.e. Service King Collision Repair)* on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB requested that the applicant provide a mansard roof structure extending from the mid-point of the building (denoted by a tower element on the East and West Building Elevations) to the front canopies adjacent to IH-30. The purpose of this request was to provide balance to the building while breaking up the monotony of the roofline. The applicant has stated that due to the cost of the requested improvements they will not be able to accommodate the ARB's recommendation.

2. SP2016-007 (David)

Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the large projections of the front and rear elevations as not providing interest and requested to see more detail with the overall appearance of the building. To address these concerns the ARB recommended that the applicant incorporate a recessed pattern within the large projections. The ARB also recommended the applicant provide a contrasting solidier course banding element around the building and green wall (metal trellis) elements similar to the existing Aldi on Ridge Road. Finally, the ARB requested that the canopy and glass on the front elevation extend to the large projection creating additional interest for the front elevation due to its visibility. The ARB requested to review the revised elevations in order to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 10, 2016.

3. SP2016-008 (Korey)

Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a *car wash/auto detail facility (i.e. Carmel Carwash)* on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall,

Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the use of fabric for the canopies and requested for the canopies to be fabricated from metal to match the louvers on the main structure. In addition, the applicant indicated they will be using a cultured stone in lieu of the required natural stone. The applicant will provide a sample of the cultured stone at the May 10, 2016 ARB meeting for the ARB's recommendation to the Planning and Zoning Commission.

4. SP2016-009 (David)

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through (i.e. Panera Bread)* on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2804 S. Goliad Street, and take any action necessary.

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and did not request any changes; however, the board did request to see color elevations and/or a color rendering. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 10, 2016.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 10, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Julien Meyrat, Ashlei Neill, Ralph Chizzonite, Jimmy Strohmeyer, and Enid Reyes. The following member was absent: Kristi Mase.

The staff members present at the meeting were David Gonzales (Senior Planner) and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-007 (David)

Discuss and consider a request by Bryan M. Burger, PE of Burger Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a grocery store (*i.e. Aldi Food Store*) on a 1.972-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

On May 10, 2016, , the Architectural Review Board (ARB) reviewed the changes to the building elevations and after discussion with the applicant, forwarded a recommendation of approval to the Planning and Zoning Commission.

2. SP2016-008 (Korey)

Discuss and consider a request by Vincent Jarrard of Eurthmic Design Group Architects on behalf of the owner Cameron Bagley of Racetrac Petroleum, Inc. for the approval of site plan for a *car wash/auto detail* facility (*i.e. Carmel Carwash*) on a 1.3-acre tract of land identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

On May 10t 2016, the ARB reviewed the applicant's material sample board and recommended approval of the proposed cultured stone. The ARB expressed that a 50-year warranty is sufficient since most cultured stone and other masonry products carry a 50-year warranty. Additionally ARB reviewed the proposed fabric canopies and decided that metal canopies were not necessary. The ARB expressed how the fabric will breathe and let hot air escape while metals canopies will tend to trap the heat and subsequently approved the fabric canopies.

3. SP2016-009 (David)

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of site plan for a *restaurant with drive-through* (*i.e. Panera Bread*) on a 0.93-acre parcel of land identified as Lot 2 of the Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2804 S. Goliad Street, and take any action necessary.

On May 10, 2016, the Architectural Review Board (ARB) examined the color rendering and building elevations. The ARB considered the variances requested for a flat roof design within the SOV & IH-30 OV and for the buildings' design not meeting the vertical articulation standards. The ARB also considered the use of a cultured stone product rather than natural stone for the project. After discussion and consideration, the ARB recommended approval of the buildings' elevations,

which included the variances requested for the roof design and vertical articulation as represented, and the use of a cultured stone product as depicted in the color rendering.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 31, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ashlei Neill, Ralph Chizzonite, and Jimmy Strohmeyer. The following member was absent: Julien Meyrat and Enid Reyes - absent.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-006 (Ryan)

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop (i.e. Service King Collision Repair)* on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

On May 31, 2016, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB requested that the applicant provide a mansard roof structure extending from the mid-point of the building (denoted by a tower element on the East and West Building Elevations) to the front canopies adjacent to IH-30. The purpose of this request was to provide balance to the building while breaking up the monotony of the roofline. The ARB requested to review the revisions at their next meeting.

2. SP2016-013 (David)

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

On May 31, 2016, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Through internal discussion with the applicant, the ARB recommended removing the stone from the tower element adjacent to IH-30 (i.e. northern façade) and placing it on the southern elevation for the purpose of wrapping the chopped stone around the building from the southern elevation to eastern elevation. This will also have the effect of increasing the stone that faces onto Pinnacle Way Drive. In lieu of stone on the tower element the ARB recommended that the applicant utilize one (1) of the two (2) proposed brick materials. In addition, the ARB agreed with the applicant that the western elevation did not need to incorporate stone since it will face Trend Tower and not be visible from a public right-of-way. Finally, the ARB recommended that the applicant consider incorporating more adornments (i.e. cast stone medallions) in the banding elements and trim the windows out in an opposing materials (e.g. if the wall is stone then use brick to frame the windows and vice-versa). The applicant agreed with the ARB's assessment and provided elevations demonstrating conformance to these recommendations.

3. SP2016-014 (Korey)

Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of

Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

On May 31, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the vertical articulation on the two buildings and requested that the applicant raise the height of some of the vertical structures to break up the monotony of the two (2) buildings. Additionally, the board suggested that the applicant flip the northern building so that the two buildings face each other. The board expressed how this would create a courtyard so that one building is not facing the back of another. Subsequently, the applicant made changes to the vertical structures by increasing the height of all the structures as well as providing some variation in some of the vertical structures to provide more depth to the building. The applicant decided not to make the suggested change of flipping the northern building so that it faces the southern building.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 14, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ralph Chizzonite, and Enid Reyes. The following members were absent: Julien Meyrat, Jimmy Strohmeyer and Ashlei Neill - absent.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2015-018 (David)

Discuss and consider a request by Brad Williams of Winstead PC on behalf of RaceTrac 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 1R & 2R 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 June 14, 2016, the ARB reviewed the proposed changes and approved a motion to recommend approval of the proposed building elevations (including the change in materials from TrexBoard to Compact Wood by a vote of 4 to 0, with Board Members Strohmeyer, Neill, and Meyrat absent.

2. SP2016-013 (David)

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

On June 14, 2016, after discussion and reviewing the changes made to the buildings elevations, the Architectural Review Board made a motion to approve the elevations as submitted. The motion passed by a vote of 4 to 0, with Board Members Strohmeyer, Neill, and Meyrat absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 28, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Julien Meyrat, Jimmy Strohmeyer, Ralph Chizzonite, and Enid Reyes. The following members were absent: Adan Tovar, Kristi Mase, and Ashlei Neill.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-014 (Korey)

Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

On June 28, 2016 the Architectural Review Board (ARB) reviewed the revised building elevations and approved the submitted elevations with the included variances by a vote of 4 to 0 with board members Adan Tovar, Kristi Mase, and Ashlei Neill absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 30, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Jerry Welch, Ashlei Neill, Phillip Craddock, Jimmy Strohmeyer, and Kristi Mase. The following member was absent: Ralph Chizzonite.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. ACTION ITEMS:

1. SP2016-017 (David)

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

On August 30, 2016, the Architectural Review Board (ARB) reviewed the proposed amended building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff. The board expressed concern with the metal panels being used for the rear elevation. They also expressed concern for the lack of horizontal and vertical articulation based on the changes presented.

To address these concerns the board recommended that the applicant not use the metal panel located at the rear, rather use the original building materials that were approved, including the pilasters to give the appearance of horizontal articulation. The board also recommended the applicant add the tower elements back to the rear elevation to provide vertical articulation.

Based on the revised elevations re-submitted, the applicant appears to have met the ARB's recommendations; however, the ARB has requested to review the elevations at the September 13, 2016 meeting in order to provide a recommendation to the Planning and Zoning Commission.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 13, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Jerry Welch, Adan Tovar, Kristi Mase, Ralph Chizzonite, Phillip Craddock, and Ashlei Neill. The following member was absent: Jimmy Strohmeyer.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner).

II. DISCUSSION ITEMS:

1. SP2016-017 (David)

Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

On September 13, 2016, after review and discussion of the proposed change to the rear elevation, the ARB recommended to the applicant that the stone elements on the rear (east) elevation be wrapped around onto the north and south elevations, and to create a more symmetrical appearance with the pilasters of the north and south elevation to create balance. The ARB also requested the applicant provide a parapet wall (with scuppers for drainage) with varying heights to provide vertical articulation. The applicant agreed with the recommendations. The ARB made a motion to recommend approval of the changes which passed by a vote of 6 to 0 with Board Member Strohmeyer absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 27, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ralph Chizzonite, Ashlei Neill, Phillip Craddock, and Jerry Welch. The following member was absent: Jimmy Strohmeyer.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner)

II. ACTION ITEMS:

1. SP2016-019 (Korey)

Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action necessary.

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The Board's motion to recommend approval of the building elevations as submitted by the applicant pass by a vote of 6 to 0 with Board Member Strohmeyer absent.

2. SP2016-020 (Korey)

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

Staff indicated that on January 8, 2008, the Architectural Review Board (ARB) recommended approval of the building elevations by a vote of 6 to 0 with Board member Jeffus absent. Staff also noted that conditions of approval were that the building elevations of the future MOB #2 be finished out with materials and design matching the front building elevations of the hospital and the proposed MOB #1.

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site and recommended approval of the building elevations, as submitted, by a vote of 6 to 0 with Board Member Strohmeyer absent.

3. SP2016-021 (Korey)

Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The Board asked the applicant to make revisions to the symmetry of the building, add more detail to the vertical elements on the West Elevation, to add landscaping to provide screening to the North Elevation, and to widen the columns on the West Elevation. The applicant agreed to make revisions and have submitted revisions to staff for the ARB to review.

4. SP2016-022 (David)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed two (2) building elevations for the site. General discussion concerning the agenda item took place between the Board Members and city staff regarding the location and visibility for the site along SH-276 and the multi-family apartment complex to the east. The ARB recommended the applicant plant trees along the southern and eastern property boundary in order to screen the use from the surrounding properties.

The ARB made a motion to recommend approval of the elevations for both buildings with staff conditions. The motion also included the planting of trees along the southern and eastern property lines for screening purposes. The motion passed by a vote of 6 - 0, with Board Member Strohmeyer absent.

5. SP2016-023 (David)

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, 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 southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

On September 27, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the buildings' appearance took place between the Board Members and city staff. The ARB recommended the applicant increase the presence of the cornice and to revise the front buildings' elevation by providing balance with the tower elements and center massing of the structure. The ARB's motion to review the revised elevations prior to forwarding a recommendation to the Planning and Zoning Commission October 25th meeting passed by a vote of 6 to 0 with Board Member Strohmeyer absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 11, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ralph Chizzonite, and Phillip Craddock. The following members were absent: Jimmy Strohmeier, Ashlei Neill, and Jerry Welch.

The staff members present at the meeting 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 October 11, 2017, the Architectural Review Board's (ARB) motion to nominate Jerry Welch as Chair passed unanimously by a vote of 4 to 0 with Board Members Strohmeier, Neill, and Welch absent.

Additionally, the ARB's motion to nominate Phillip Craddock as Vice Chair passed unanimously by a vote of 4 to 0 with Strohmeier, Neill, and Welch absent.

2. SP2016-021 (Korey)

Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

On October 11, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the Board Members and City staff. The ARB's motion to recommend approval of the revised building elevations passed by a vote of 4 to 0 with Board Members Strohmeier, Neill, and Welch absent.

3. SP2016-023 (David) **POSTPONED TO THE 10-25-2016 ARB MEETING**

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, 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 southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 25, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ralph Chizzonite, Ashlei Neill, Jimmy Strohmeyer, Phillip Craddock, and Jerry Welch. All members were present.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner)

II. ACTION ITEMS:

1. SP2016-023 (David)

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, 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 southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

On October 25, 2016, the Architectural Review Board (ARB) reviewed the revised building elevations. After discussion with the applicant the ARB made a motion to recommended approval of the revised elevations and was passed by a vote of 6 to 1 with Board Member Mase dissenting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 29, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ralph Chizzonite, Jimmy Strohmeier, Phillip Craddock, and Jerry Welch. The following member was absent: Ashlei Neill - absent.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner)

II. ACTION ITEMS:

1. SP2016-027 (David)

Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

On November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the changes made from the originally approved 2015 elevations, and more specifically with the north and east elevations as being to monochromatic and requested to see more detail with the overall appearance of these two elevations. To address these concerns the ARB recommended that the applicant extend the lateral wood screen wall elements through the entire north elevation and include additional contrasting elements on both elevations. The ARB requested to review the revised elevations in order to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on December 13, 2016.

2. SP2016-029 (David)

Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

On November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the amount of stone and that it does not meet the intent of the 205 Bypass Overlay (205 BY OV) District requirements. The ARB made a motion to approve the elevations if the materials were adjusted to meet the intent of the 205 BY OV.

3. SP2016-030 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, 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 November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the changes as presented, compared to with the elevations attached to the PD Ordinance that was approved in October of this year. More specifically they were concerned with the roof detail, amount of stone, and other architectural elements that were changed and/or missing. However, the ARB did agree with the Tuscan styled condominiums and requested to see revisions to these that are more in line with the ordinance requirements. The applicant agreed to provide a side-by-side comparison of the approved versus the modified Tuscan elevations. The ARB will review the revised elevations and is to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on December 13, 2016.

4. SP2016-031 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

On November 29, 2016, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board expressed concern with the changes as presented compared to with the elevations attached to the PD Ordinance that was approved in October of this year. More specifically, they were concerned with the roof detail and the amount of stone that was reduced on the elevations presented. The applicant agreed to provide a side-by-side comparison of the approved versus the modified elevations. The ARB will review the revised elevations and is to provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on December 13, 2016.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 13, 2016
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Adan Tovar, Kristi Mase, Ralph Chizzonite, Ashlei Neill, Phillip Craddock, and Jerry Welch. The following member was absent: Jimmy Strohmeyer.

The staff members present at the meeting were Ryan Miller (Director of Planning), David Gonzales (Senior Planner), and Korey Brooks (Planner)

II. ACTION ITEMS:

1. SP2016-027 (David)

Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

On December 13, 2016, after discussion and reviewing the revised elevations, the ARB's motion to approve the revisions passed by a vote of 5 to 1 with Board Member Mase dissenting and Board Member Strohmeyer absent.

2. SP2016-029 (David)

Discuss and consider a request by Robert A. Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

On December 13, 2016, after discussion of the material variances the ARB made a motion to recommend approval of the revised elevations. The motion failed by a vote of 3 to 3, with Board Members Mase, Tovar, and Neill dissenting and Board Member Strohmeyer absent. No other motions were made and no recommendation was forwarded to the Planning and Zoning Commission.

3. SP2016-030 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, 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 December 13, 2016, after discussion and review of the side-by-side comparison, the ARB made a motion to recommend approval of option no. 2 (with roof element) and passed by a vote of 6 to 0 with Board Member Strohmeyer absent.

4. SP2016-031 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32),

situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

On December 13, 2016, after discussion and review of the revised side-by-side comparison, the ARB recommended approval of the revised buildings' elevations for option no. 2 (color perspective) with Board Member Strohmeyer absent.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 p.m.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 27, 2016
5:00 P.M.

I. CALL TO ORDER – *MEETING CANCELLED - NO QUORUM ESTABLISHED*

II. ACTION ITEMS:

1. SP2016-032 (Korey)

Discuss and consider a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

2. SP2016-034 (David)

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

3. SP2016-036 (David)

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a mutli-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.