

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 28, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Patra Phillips, Quint Avenetti, Bob Wacker, Rick Johnson, Robert Miller, Rob McAngus. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-030 (BETHANY ROSS)**

Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. The Board requested that the applicant screen the existing RTUs and vents. Before action is taken on the elevations the ARB wants to see the revised elevations at the July 12, 2022 meeting.

(2) **SP2022-031 (HENRY LEE)**

Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a Mini-Warehouse and Office/Warehouse Development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. The Board requested that the applicant provide a stone projecting element on Building 1. Before action is taken on the elevations the ARB wants to see the revised elevations at the July 12, 2022 meeting.

(3) **SP2022-032 (HENRY LEE)**

Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member Avenetti seconded the motion. The motion was approved by a vote of 7-0.

(4) **SP2022-033 (HENRY LEE)**

Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. The Board requested that the applicant meet the overlay district standards. Before action is taken on the elevations the ARB wants to see the revised elevations at the July 12, 2022 meeting.

(5) **SP2022-034 (BETHANY ROSS)**

Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall,

Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. The Board requested that the applicant provide a minor entry feature at the secondary entry. Before action is taken on the elevations the ARB wants to see the revised elevations at the July 12, 2022 meeting.

(6) **SP2022-035 (HENRY LEE)**

Discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. The Board requested that the applicant intermix stone and brick, and dress up the parapets/tower elements. Before action is taken on the elevations the ARB wants to see the revised elevations at the July 12, 2022 meeting.

(7) **SP2022-037 (BETHANY ROSS)**

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Site Plan for a Warehouse/Distribution Center on a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 7-0.

(8) **SP2022-038 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Hellen Byrd on behalf of Donald Valk for the approval of a Site Plan for a Mini-Warehouse and Office Warehouse Facility on a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 17, 2022. The Board requested that the applicant make Drive-Up Storage Building 1 match the materials of Storage Building 1. Before action is taken on the elevations the ARB wants to see the revised elevations at the July 12, 2022 meeting.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:43 p.m.