

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

JANUARY 12, 2021 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: Bob Wacker, Quint Avenetti, Robert Miller, and Lindsay Mitchell. The following Board Members were absent: Ashiel Neill, Rick Johnson and Julian Meyrat. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-032 (DAVID GONZALES)**

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. Board Member Miller made a motion to recommend approval, and Board Member Avenetti seconded the motion. The motion was approved by a vote of 4-0, with Board Members Neill, Johnson and Meyrat absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

JANUARY 26, 2021 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: Bob Wacker, Quint Avenetti, Ashiel Neill, Rick Johnson Julian Meyrat, and Lindsay Mitchell. The following Board Member was absent: Robert Miller. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-001 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf Kevin Passons of Rockwall Central Appraisal District for the approval of a Site Plan for an *office building* on a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.

The Architectural Review Board (ARB) requested that the applicant bring a material sample board, an updated rendering, and updated elevations to the next meeting (i.e. February 9, 2021). The Architectural Review Board (ARB) made these requests due to concerns about how the proposed building and the existing building would be architecturally integrated.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:17 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 9, 2021 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: Bob Wacker, Robert Miller, Ashiel Neill, Rick Johnson Julian Meyrat, and Lindsay Mitchell. The following Board Member was absent: Quint Avenetti. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-001 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf Kevin Passons of Rockwall Central Appraisal District for the approval of a Site Plan for an *office building* on a 1.707-acre parcel of land identified as Lot 1A-R, Block A, Lofland Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 841 Justin Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Wacker seconded the motion. The motion was approved by a vote of 5-1, with Board Member Mitchell dissenting, and Board Member Avenetti absent.

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

FEBRUARY 23, 2021 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: Robert Miller, Ashiel Neill, Rick Johnson, Julian Meyrat, and Quint Avenetti. The following Board Members were absent: Bob Wacker and Lindsay Mitchell. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-002 (DAVID GONZALES)**

Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a *Warehouse/Distribution Center* a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations for the warehouse/distribution facility and recommended the applicant provide additional massing of the primary entrance by creating a more pronounced bump-out of the element and canopy. The ARB also recommended this element include the metal material that is on the corner of the building as an accent. Additionally, the ARB recommended the applicant consider providing three (3)-tiered landscape screening in place of the masonry wall for the screening of the storage areas. They also recommended the installation of a berm with trees along Justin Road to better soften the appearance of the site. The applicant agreed with the ARB, and will provide updated elevations and landscape plans for the ARB to review at their next meeting on March 9, 2021.

(2) **SP2021-003 (HENRY LEE)**

Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an Amended Site Plan for a *Restaurant with Drive Through/Drive-In* 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 Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. The ARB wanted the parapet wall increased in height to screen the existing rooftop units (RTUs) (i.e. HVAC and vent-a-hood equipment). The ARB also wanted the applicant to raise the stone element on the west elevation to create a tower feature. The applicant has provided updated building elevations that meet the ARB's requests. These will be reviewed by the ARB at the meeting on March 9, 2021.

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
MARCH 9, 2021 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: Robert Miller, Rick Johnson, Bob Wacker, Lindsay Mitchell, Quint Avenetti, and Ashiel Neill (Late). The following Board Member was absent: Julian Meyrat. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2021-002 (DAVID GONZALES)

Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a *Warehouse/Distribution Center* a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Miller made a motion to approve and Board Member Mitchell seconded the motion. The motion was approved by a vote of 5-0, with Board Members Neill and Meyrat absent.

(2) SP2021-003 (HENRY LEE)

Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an Amended Site Plan for a *Restaurant with Drive Through/Drive-In* 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. Board Member Miller made a motion to recommend approval of the applicant's request with the condition that the roof would be painted yellow. Board Member Wacker seconded the motion. The motion was approved by a vote of 6-0, with Board Member Meyrat absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 30, 2021 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: Ashiel Neill, Rick Johnson, Julian Meyrat, Bob Wacker, and Lindsay Mitchell. The following Board Members were absent: Robert Miller and Quint Avenetti. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) CONSENT AGENDA

Board Member Wacker made a motion to recommend approval of the consent agenda, and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.

(1) SP2021-006 (HENRY LEE)

Discuss and consider a request by Quadri Akamo of Pacheco Koch Consulting Engineers, Inc. on behalf of Gary Hancock of the First United Methodist Church of Rockwall for the approval of an Amended Site Plan for the expansion of an existing *House of Worship* on a 8.49-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

(2) SP2021-009 (DAVID GONZALES)

Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an Amended Site Plan for an expansion to an existing *Office/Warehouse/Manufacturing Facility (SPR Manufacturing)* on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

(IV) ACTION ITEMS

(1) SP2021-005 (DAVID GONZALES)

Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a Site Plan for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Neill seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.

(2) SP2021-007 (HENRY LEE)

Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of an Amended Site Plan for a *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.

(3) SP2021-008 (HENRY LEE)

Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a Site Plan for an existing *House of Worship* on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Neill seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.

(4) **SP2021-010 (DAVID GONZALES)**

Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and FM-549 Overlay (FM-549 OV) Districts, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

Request withdrawn by applicant, no action taken.

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
APRIL 27, 2021 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: Rick Johnson, Bob Wacker, Lindsay Mitchell, and Julian Meyrat (Late). The following Board Members were absent: Ashiel Neill, Robert Miller and Quint Avenetti. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2021-010 (DAVID GONZALES)

Discuss and consider a request by Randall Eardley of Weir & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a sports and recreation facility on a 6.38-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 3-0, with Board Members Meyrat, Neill, Miller, and Avenetti absent.

(2) SP2021-012 (HENRY LEE)

Discuss and consider a request by Mike Prince of Truman Heights, LLC for the approval of a Site Plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 3-0, with Board Members Meyrat, Neill, Miller, and Avenetti absent.

(3) SP2021-013 (HENRY LEE)

Discuss and consider a request by Chris Maynor of Z Constructors Nationwide, LLC on behalf of Ted Hoisington of the Rockwall Rotary Foundation for the approval of an Amended Site Plan for an existing building on a 0.69-acre parcel of land identified as lot with in the Roca Villa Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 408 S. Goliad Street, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Wacker made a motion to recommend approval, and Board Member Mitchell seconded the motion. The motion was approved by a vote of 4-0, with Board Members Neill, Miller, and Avenetti absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:11 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

JUNE 25, 2021 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: Rick Johnson, Bob Wacker, Ashiel Neill, and Julian Meyrat. The following Board Members were absent: Lindsay Mitchell, Robert Miller, and Quint Avenetti. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2021-016 (HENRY LEE)

Discuss and consider a request by Johnathan Thrall of Nimble Restoration Services on behalf of Johnathan Dubroc of M. Crowd Restaurant Group for the approval of an Amended Site Plan for an existing *Restaurant [Mi Cocina]* on a 1.41-acre parcel of land identified as Lot 11, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 971 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Neill seconded the motion. The motion was approved by a vote of 4-0, with Board Members Mitchell, Miller and Avenetti absent.

(2) SP2021-017 (DAVID GONZALES)

Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Site Plan for a *Retail Store with Gasoline Sales* on a 1.503-acre portion of a larger tract of land being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

No action was taken due to the applicant withdrawing their application.

(3) SP2021-020 (RYAN MILLER)

Discuss and consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a Site Plan for a *Multi-Family Apartment Building* on a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

The Architectural Review Board (ARB) reviewed the applicant's building elevations and site plan. They generally had no comments concerning the proposed building elevations; however, they did request to see renderings of the project to ensure that the façade of the building along W. Washington Street incorporated sufficient articulation.

(4) SP2021-018 (DAVID GONZALES)

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the approval of a Site Plan for two (2) *office buildings* on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and recommended the applicant provide shrubs and windows to the rear of the building to break up the blank wall and meet the intent of the General Overlay District Standards. It should be know that Board Member Meyrat recused himself for this agenda item.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:58 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 13, 2021 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: Rick Johnson, Bob Wacker, Quint Avenetti, Lindsay Mitchell, and Julian Meyrat. The following Board Members were absent: Robert Miller and Ashiel Neill. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2021-020 (RYAN MILLER)

Discuss and consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a Site Plan for a *Urban Residential (i.e. Multi-Family Apartment Building)* on a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [*N. Goliad Street*], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Wacker made a motion to recommend approval, and Board Member Meyrat seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Neill absent.

(2) SP2021-018 (DAVID GONZALES)

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of GotRock Properties, LLC for the approval of a Site Plan for two (2) *office buildings* on a 1.128-acre tract of land identified as Lots 2 & 4, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for General Retail (GR) District land uses, addressed as 1942 & 1944 N. Lakeshore Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by vote of 4-0, with Board Member Meyrat abstaining and Board Members Miller and Neill absent. The motion included a recommendation of approval for the variances being requested (i.e. stone, four (4) sided architecture, cementitious siding, and horizontal articulation) as indicated in staff's memo.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:26 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 27, 2021 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER - **NO QUORUM**

The meeting began at approximately 5:00 p.m. with the following board members present: Rick Johnson and Bob Wacker. The following Board Members were absent: Quint Avenetti, Lindsay Mitchell, Julian Meyrat, Robert Miller, and Ashiel Neill. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-015 (DAVID GONZALES)**

Discuss and consider a request by Greg Wallis of Mereshawn Architects on behalf of Kris Sharp for the approval of a Site Plan for a warehouse/office building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the southside of Springer Road west of the intersection of Springer Road and Data Drive, and take any action necessary.

(2) **SP2021-021 (DAVID GONZALES)**

Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales on a 1.503-acre portion of a larger tract of land being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

(3) **SP2021-023 (HENRY LEE)**

Discuss and consider a request by Rob Baldwin of Baldwin Associates, LLC on behalf of Matt Gillen CM Goliad I GO, LLC for the approval of an Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [SH-205], and take any action necessary.

ADJOURNMENT

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

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

AUGUST 10, 2021 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: Quint Avenetti, Lindsay Mitchell, Julian Meyrat, and Robert Miller. The following Board Members were absent; Wacker and Johnson, with one (1) vacancy. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-015 (DAVID GONZALES)**

Discuss and consider a request by Greg Wallis of Mereshawn Architects on behalf of Kris Sharp for the approval of a Site Plan for a warehouse/office building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the southside of Springer Road west of the intersection of Springer Road and Data Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Mitchell made a motion to recommend approval, and Board Member Miller seconded the motion. The motion was approved by a vote of 4-0, with Board Members Wacker and Johnson absent, and one (1) vacancy.

(2) **SP2021-021 (DAVID GONZALES)**

Discuss and consider a request by Keaton Mai of the Dimension Group behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales on a 1.503-acre portion of a larger tract of land being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Miller made a motion to recommend approval, and Board Member Avenetti seconded the motion. The motion was approved by a vote of 4-0, with Board Members Wacker and Johnson absent, and one (1) vacancy.

(3) **SP2021-023 (HENRY LEE)**

Discuss and consider a request by Rob Baldwin of Baldwin Associates, LLC on behalf of Matt Gillen CM Goliad I GO, LLC for the approval of an Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Mitchell seconded the motion. The motion was approved by a vote of 4-0, with Board Members Wacker and Johnson absent, and one (1) vacancy.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:18 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

AUGUST 31, 2021 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, Robert Miller, Bob Wacker, Rick Johnson, and Quint Avenett. The following Board Members were absent; Phillips and Michell. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-024 (DAVID GONZALES)**

Discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and had a few comments for the applicant. The ARB recommended that the applicant recess the accent features above the primary entrance, extend the awning around the southeast corner, dress up the east side of the building, and provide an arcade over the secondary entrance on the east side.

- (2) Hold an election to elect a Chairman and Vice-Chairman for the Architectural Review Board (ARB) in accordance with Subsection 06.04, Officers, of Article 02, Development Review Authority, of the Unified Development Code (UDC), and take any action necessary

Elections for the Vice Chair and Chair positions were held. Board Member Miller nominated Board Member Meyrat for Chair, which Board Member Johnson second. Board Member Meyrat was approved as the Chair by a vote of 5-0, with Board Members Phillips and Michell absent. Board Member Meyrat nominated Board Member Miller for Vice Chair, which Board Member Wacker second. Board Member Miller was approved as the Vice Chair by a vote of 5-0, with Board Members Phillips and Michell absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:21 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

SEPTEMBER 14, 2021 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, Bob Wacker, Rick Johnson, and Quint Avenett. The following Board Members were absent; Miller, Phillips, and Mitchell. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), Henry Lee (Planner), Andrew Reyna (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-024 (DAVID GONZALES)**

Discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Wacker seconded the motion. The motion was approved by a vote of 4-0, with Board Members Miller, Phillips, and Mitchell absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:07 p.m.

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

SEPTEMBER 28, 2021 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Robert Miller, Bob Wacker, Lindsay Mitchell, Rick Johnson, and Quint Avenetti. Board Member Phillips was the only board member absent. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), Henry Lee (Planner), and Andrew Reyna (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-026 (HENRY LEE)**

Discuss and consider a request by Steven Reyes of Architectonics Texas, LLC on behalf of Dr. Stan Tolkachjov for the approval of a Site Plan for a Medical Office building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, with the condition that the elevations and material sample board are consistent with the natural stone sample provided in the meeting. Board Member Johnson seconded the motion. The motion was approved by a vote of 6-0, with Board Member Phillips absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:14 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 26, 2021 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, Robert Miller, Patra Phillips, Bob Wacker, and Rick Johnson. Board Member Avenetti was the only member absent. Staffs members present were Ryan Miller (Director of Planning), Henry Lee (Planner), and Andrew Reyna (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-027 (HENRY LEE)**

Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a Site Plan for a Warehouse/Distribution Facility on a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval, and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Member Avenetti absent.

(2) **SP2021-028 (ANDREW REYNA)**

Discuss and consider a request by Chris West of M1237 Services, LLC on behalf of Raymond Jowers of Rockwall Credit Services, LP for the approval of an Amended Site Plan for an existing Industrial Building on a 0.5-acre parcel of land identified as Lot 1-H0 of the Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1470 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Miller made a motion to recommend approval, and Board Member Meyrat seconded the motion. The motion was approved by a vote of 5-0, with Board Member Avenetti absent.

(3) **SP2021-030 (ANDREW REYNA)**

Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a Site Plan for a Multi-Tenant Warehouse/Distribution Center on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. The ARB requested that the applicant add a ribbed element to the dual tilt wall sections on the north façade of buildings 1 and 3, and the south façade of building 2. The ARB also wanted the applicant to raise the entry articulations to create larger variations in the vertical articulation along the proposed buildings. The ARB did not take action.

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
NOVEMBER 9, 2021 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, Bob Wacker, Rick Johnson, and Quint Avenetti. Board Member Miller was the only board member absent. Staffs members present were Ryan Miller (Director of Planning), Henry Lee (Planner), and Andrew Reyna (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-030 (ANDREW REYNA)**

Discuss and consider a request by Patrick Hogan, PE of Kimley-Horn on behalf of Tyler Wood of Intrepid Equity Investments, LLC for the approval of a Site Plan for a Multi-Tenant Warehouse/Distribution Center on a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval. Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Member Miller absent.

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
NOVEMBER 30, 2021 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, Robert Miller, Patra Phillips, Rick Johnson, Quint Avenetti, and Rob McAngus. Board Member Wacker was the only board member absent. Staffs members present were Ryan Miller (Director of Planning), Henry Lee (Planner), and Andrew Reyna (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-031 (HENRY LEE)**

Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB requested the applicant replace the grey Nichiha wainscot with stone or a dark brick and raise the wainscot to the canopies. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14, 2021 meeting.

(2) **SP2021-032 (ANDREW REYNA)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Timothy Payne of BT Management 11, LLC for the approval of a Site Plan for a Medical Office Building on a 0.47-acre parcel of land identified as Lot 2, Block 1, Elsey Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB requested the applicant incorporate a porch element over the middle door on the east elevation. They requested this change to maintain the residential look of the proposed residential office building due to the visibility on N. Goliad Street [SH-205]. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14, 2021 meeting.

(3) **SP2021-033 (HENRY LEE)**

Discuss and consider a request by Aaron Hawkins on behalf of Time Thompson of Metroplex Acquisitions for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB recommended that the applicant revise the elevations to be more consistent with the surrounding buildings and add articulation where the materials change (i.e. between the siding and stucco) on the north and south elevation. Before action is taken on the elevations the ARB wants to see the revised elevations at the December 14, 2021 meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:37 p.m.

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

DECEMBER 14, 2021 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, Bob Wacker, Rick Johnson, and Rob McAngus. Board Members Miller and Avenetti were absent. Staffs members present were Ryan Miller (Director of Planning), Henry Lee (Planner), and Andrew Reyna (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2021-031 (HENRY LEE)**

Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Wacker made a motion to recommend denial and Board Member Johnson seconded the motion. The motion was approved by a vote of 5-0, with Board Members Miller and Avenetti absent.

(2) **SP2021-032 (ANDREW REYNA)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Timothy Payne of BT Management 11, LLC for the approval of a Site Plan for a Medical Office Building on a 0.47-acre parcel of land identified as Lot 2, Block 1, Eley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally south of the intersection of Sonoma Drive and N. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations. Board Member Meyrat made a motion to recommend approval and Board Member Wacker seconded the motion. The motion was approved by a vote of 4-1, with Board Member Johnson dissenting and Board Members Miller and Avenetti absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:12 p.m.