

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

FEBRUARY 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, Robert Miller, Patra Phillips, Rick Johnson, and Quint Avenetti. The following Board Members were absent: Bob Wacker and Rob McAngus. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), Bethany Ross (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-004 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of Kevin Lefere of Airport Road, LLC for the approval of a Site Plan for an Office Building on a 0.47-acre parcel of land identified as Lot 4, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1501 Airport Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 28, 2022, and made the following recommendations: (1) Change the EFIS material to three-part stucco, (2) Add an opaque storefront and an arcade over entryway adjacent to Airport Road, and (3) bring a material sample board for the board to review on March 15, 2022.

(2) **SP2022-005 (HENRY LEE)**

Discuss and consider a request by Jeremy Nelson, PE of Kirkman Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a Site Plan for an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 28, 2022, and made the following recommendations: (1) bring the stone down to create a wainscot along the bottom of the building, (2) screen the RTUs with louvers, and (3) if the narrow vertical stone elements remain rework the proportionality, so they are not as narrow.

(3) **SP2022-006 (HENRY LEE)**

Discuss and consider a request by Luis Chico of Creativo Designs on behalf of Hector Rodriguez for the approval of a Site Plan for a Restaurant with 2,000 SF or More with Drive-Through or Drive-In (i.e. Pollo Regio) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 28, 2022, and made the following recommendations: (1) add depth the vertical wing walls so they are not flat, (2) replace the cultured stone with a natural/quarried stone, (3) add a tower element to the drive-thru side, (4) provide a projection on the "south" side (i.e. the side facing I-30) so that elevation is not flat, and (5) increase the height of the stone to the canopies on the projecting elements.

ADJOURNMENT

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