

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

DECEMBER 27, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Phil Craddock, Rob McAngus. The following Board Members were absent: Kevin Lefere, Rick Johnson, Patra Phillips, and Robert Miller. Staff members present were Ryan Miller (Director of Planning), Bethany Ross (Planner), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-057 (HENRY LEE)**

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for a *Restaurant with 2,000 SF or more with a Drive-Through (i.e. Chipotle)* on an 8.684-acre portion of a larger 36.428-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) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road 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 December 12, 2022. The Board requested that the applicant finish the backside of the parapets and create more vertical articulation to break up the wall lengths. Before action is taken on the elevations the ARB wants to see the revised elevations at the January 10, 2023 meeting.

(2) **SP2022-062 (BETHANY ROSS)**

Discuss and consider a request by Bob Pruet of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of an Amended Site Plan for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on December 12, 2022. Board Member Meyrat made a motion to recommend denial based on the lack of parapets around the entire buildings and Board Member McAngus seconded the motion. The motion was approved by a vote of 3-0, with Board Members Phillips, Lefere, and Miller, and Johnson absent.

(3) **SP2022-063 (HENRY LEE)**

Discuss and consider a request by Steven Reyes on behalf of Patrick Kelley for the approval of a Site Plan for an *Office/Showroom Facility* on a 0.291-acre parcel of land identified as Tract 12-2 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 125 E. Ralph Hall Parkway, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on December 12, 2022. Board Member Meyrat made a motion to recommend approval and Board Member McAngus seconded the motion. The motion was approved by a vote of 3-0, with Board Member Phillips, Lefere, Johnson, and Miller absent.

(4) **SP2022-064 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an *Animal Clinic for Small Animals without Outside Pens* on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on December 12, 2022. The Board requested that the applicant bring the brick up to the first band above the windows and replace the stucco with brick on the first four (4) feet of the facades within the entry areas. Before action is taken on the elevations the ARB wants to see the revised elevations at the January 10, 2023 meeting.

(IV) ADJOURNMENT

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