

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 8, 2013
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Kristi Mase, Mike Mershawn, Michael Johnston, and Julien Meyrat.

The staff members present at the meeting were David Gonzales (Planner), Ryan Miller (Senior Planner), Lance Estep (Planning Manager) and Robert LaCroix (Director of Planning).

II. ACTION ITEMS

1. SP2012-030
Discuss and consider a request by Wayne Mershawn for the approval of a Site Plan for two (2) lots for the proposed development of two (2) office buildings on land being described as Lots 5 & 6, Block 2 of the Alliance Addition, Phase II, City of Rockwall, Rockwall County, Texas, containing 1.13 acres of land, zoned Planned Development District 57 (PD-57) and being located at 6531 & 6537 F. M. 3097, generally north of F. M. 549 at the northeast corner of the intersection of Andrews Drive and F. M. 3097, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff.

2. SP2012-031
Discuss and consider a request by Rob Sarnelli of McCleary/German Architects for the approval of a Site Plan for a branch bank facility on a 1.228 acre tract of land zoned Commercial (C) District, being described as Lot 9, Block 1 of the Centre Corners Addition in the City of Rockwall, Rockwall County, Texas, generally located at the southeast corner of IH-30 and SH 205, and situated within the IH-30 Overlay (IH-30 OV) District and the SH 205 Overlay (SH 205 OV) District, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff.

3. SP2012-032
Discuss and consider a request by Mushtak Khatri with Tabani Group for the approval of a Site Plan on 3.87 acres of land zoned Planned Development District 1 (PD-1) and described as BJT Lewis Survey, Tract 6-2 and Lot 1, Block 1 of the Independent Community Financial Corporation Addition, City of Rockwall, Rockwall County, Texas, specifically located at 2865 Ridge Road, and situated within the Scenic Overlay (SOV) District, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 29, 2013
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Kristi Mase, and Julien Meyrat.

The staff members present at the meeting were David Gonzales (Planner), Ryan Miller (Senior Planner), Lance Estep (Planning Manager) and Robert LaCroix (Director of Planning).

II. ACTION ITEMS

1. SP2013-002
Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a Site Plan for Racetrac Petroleum, being a 6,120-sf convenience store and fuel center located on Lots 1R and 2R of the Woods at Rockwall Addition, being a total of 2.46-acres located at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned (C) Commercial district and situated within the Scenic Overlay (SOV) District, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 26, 2013
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Kristi Mase, and Julien Meyrat.

The staff members present at the meeting were David Gonzales (Planner), Ryan Miller (Senior Planner), Lance Estep (Planning Manager) and Robert LaCroix (Director of Planning).

II. ACTION ITEMS

1. SP2013-003

Discuss and consider a request by Rick Machak, representing The Woodmont Company, for approval of a site plan for Rockwall Plaza Phase II, being an approximately 11,000-sf retail development located on Lot 11, Block A of the Rockwall Business Park East Addition, City and County of Rockwall, Texas, being 11.125-acres zoned (C) Commercial district and situated within the IH-30 Overlay (IH-30 OV) District, located along the south side of IH-30 west of SH 205 and contiguous to the Rockwall Plaza Phase I, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 30, 2013
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Kristi Mase, Mike Mershawn and Julien Meyrat.

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

II. ACTION ITEMS

1. **SP2013-005 (David)**

Discuss and consider a request by John Spiars of Spiars Engineering for the approval of a Site Plan for Raising Cane's on a 2.951 acre tract of land zoned Commercial (C) District and Light Industrial (LI) District, being described as Lot 3, Block 1 of the Centre Corners Addition in the City of Rockwall, Texas, generally located at the southeast corner of IH-30 and SH 205, and situated within the IH-30 Corridor Overlay (IH-30 OV) District, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made a recommendation that a stone band with a contrasting color be incorporated as an offset to the existing façades to better contrast the materials proposed for the structure.

2. **SP2013-006 (David)**

Discuss and consider a request by Jim Aubuchon of Rockwall Mushroom, LLC for approval of a Site Plan for Mellow Mushroom, being a 8,200-sf restaurant proposed on Lot 15, Block A, La Jolla Pointe Addition Phase 2, being 1.364-acres zoned Commercial (C) District and situated within the IH-30 Corridor Overlay (IH-30 OV) District, located at 568 E IH-30, City of Rockwall, Texas, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made a recommendation to accept the building elevations and site plan as presented by the applicant.

3. **SP2013-007 (Ryan)**

Discuss and consider a request by Duane Meyers of Duane Meyers Architect, for approval of a Site Plan for Texas Star Express, specifically for a 3,525-sf new structure to replace an existing manufactured building, situated on a 4.06-acre tract being Lot 1R, Block 1, Texas Star Addition and located at 2890 S. Goliad Street, City of Rockwall, Texas, zoned Heavy Commercial (HC) District and situated within the SH 205 Corridor Overlay (SH 205 OV) District.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made a recommendation to accept the building elevations and site plan as presented by the applicant.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 25, 2013
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Clark Staggs and Julien Meyrat.

The staff members present at the meeting were JoDee Sanford (Planning Tech), David Gonzales (Planner), Ryan Miller (Senior Planner) and Robert LaCroix (Director of Planning).

II. ACTION ITEMS

1. SP2013-012 (David)

Discuss and consider a request by Stacy McVey on behalf of Double Eagle Properties, LLC for the approval of a Site Plan for a strip retail center with a drive-through restaurant on a 0.9218-acre portion of a larger tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, and located at the northeast corner of the intersection of Ridge Road and Summer Lee Drive, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made the following recommendations:

- 1. Increase the projection of the coping or cornice along the top of the retail building façades' parapet wall to create a shadow line.***
- 2. Provide additional relief between the store fronts and the soldier course running above the store front glass.***
- 3. Provide a wing wall at the parapet of the retail to prevent the appearance of a flat façade.***

2. SP2013-014 (David)

Discuss and consider a request by Steven Schwartz on behalf of Potomac Rockwall Partnership, LP for the approval of a Site Plan for a La-Z-Boy furniture store on a 2.519-acre parcel of land that is identified as Lot 2, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and generally located northeast of the intersection of S. Goliad Street (SH-205) and the IH-30 frontage road, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made a recommendation to accept the building elevations and site plan as presented by the applicant.

3. SP2013-015 (David)

Discuss and consider a request by Ken Taft on behalf of Cardinal Capital Partners for the approval of a Site Plan for a Rosa's Café restaurant on a 2.664-acre parcel of land that is identified as Lot 12, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, the SH-205 (SH-205 OV) District and SH-276 (SH-276) District, and located at the northeast corner of the intersection of S. Goliad Street (SH-205) and the SH-276, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made a recommendation to accept the building elevations and site plan as presented by the applicant.

4. SP2013-016 (JoDee)

Discuss and consider a request by Kevin Killham with Food Service Concepts, Inc. for the approval of a site plan intended to remodel an existing restaurant on a 0.89-acre tract of land identified as Lot 11RB, Block A, Rockwall Towne Center Addition, Phase 2 & 3, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and located at 670 E. IH-30, and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made a recommendation to accept the building elevations and site plan as presented by the applicant.

5. SP2013-017 (JoDee)

Discuss and consider a request by Marlyn Roberts for the approval of an amended site plan to allow for incidental display in conjunction with a stand-alone quick lube business located on Lot 2, Block 1, Meadowcreek Business Center Addition, being a 2.02-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located east of the intersection of Ralph Hall Parkway and S. Goliad Street (SH-205), and take any action necessary.

General discussion concerning the agenda item took place between the ARB and staff. The ARB made the following recommendations:

- 1. Provide a metal roof in place of the fabric awning with a minimum of a 3:12 roof pitch.***

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 30, 2013
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Kristi Mase and Michael Johnston.

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

II. ACTION ITEMS

1. SP2013-019 (Ryan)

Discuss and consider a request by Michael Johnston on behalf of the owner Seper Rasti for the approval of a Site Plan to construct two (2) office buildings on a 1.02-acre parcel of land identified as Lot 13-R, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas; zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, and generally located south of IH-30 on the east side of SH-276 (Ridge Road), and take any action necessary.

Board Member Michael Johnston recused himself from discussion on this case.

General discussion concerning the agenda item took place between the ARB, the applicant (Ross Ramsey) and staff. The ARB made the following recommendation:

- ✓ ***The building should incorporate material variation, utilizing approved masonry materials (i.e. Brick or Stone), which will decrease the monochromatic appearance of the structure and create a product that has a similar aesthetic to other buildings located within the Scenic Overlay (SOV) District. Alternatively, the board recommended that if the building elevations remained unchanged that the case be tabled until the applicant complied with all code requirements.***

2. SP2013-020 (David)

Discuss and consider a request by Bruce Dunne of Icon Consulting Engineers, Inc. for the approval of a Site Plan for a Luby's Fuddrucker's restaurant on a 2.230-acre parcel of land that is identified as Lot 11, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 (SH-205 OV) District, and located at the southeast corner of the intersection of Interstate 30 (IH-30) and S. Goliad St. (SH-205), and take any action necessary.

General discussion concerning the agenda item took place between the ARB, the applicant and staff. The ARB made the following recommendation:

- ✓ ***The building should incorporate a different color banding that along the top of the Luby's building in order to better breakup the façades and to offset the brick color.***

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 24, 2013
5:00 P.M.

I. CALL TO ORDER

The meeting began at 5:00 p.m. with the following members present: Clark Staggs, Kristi Mase, Jimmy Strohmeyer, Julien Meyrat, and Engiell Tomaj.

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

II. ACTION ITEMS

1. *Architectural Review Board Orientation*

Staff member Robert LaCroix provided general instruction concerning the responsibilities of Architectural Review Board (ARB) members. This included a review of two (2) previously approved site plans in which the ARB provided recommendations to the Planning & Zoning Commission and the City Council. Additionally, staff provided the board members with a packet containing the design guidelines and code requirements stipulated by the Unified Development Code for the overlay districts.

2. *Discussion of Visual Preference Survey*

Staff member Robert LaCroix provided an explanation and led a general discussion concerning the proposed *Visual Preference Survey* being undertaken by the ARB.

III. ADJOURNMENT

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