

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 28, 2020
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, Ashlei Neill, Lindsay Mitchell, Derek Deckard, and Robert Miller, with Julian Meyrat showing at 5:04 p.m. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Korey Brooks (Senior Planner).

II. OPEN FORUM

III. ACTION ITEMS

1. MIS2020-001 (David)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of a monument sign in conjunction with a request for an Alternative Tree Mitigation Settlement Agreement associated with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed sign and requested the applicant provide options for a redesign of the sign.

2. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

The Architectural Review Board (ARB) reviewed the revised building elevations and made a motion to recommend approval, which passed by a vote of 7-0.

3. SP2020-001 (Korey)

Discuss and consider a request by Michael Legg of Legg Architecture, LLC for the approval of a site plan for a restaurant with drive through (*i.e. Golden Chick*) 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 proposed building elevations and requested the applicant tone down the yellow roof; however, the applicant was not present for the meeting. The ARB will review the elevations at their next meeting on February 11, 2020.

4. SP2020-002 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a site plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the proposed building elevations and requested that: [1] the applicant make certain revisions to the building materials on the north and south building elevations, [2] that changes be made to balance the windows, doors, and entryway elements on the building, and [3] that an alternative material be used for the gables on the east and west facades.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:51 p.m.