

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 28, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. via Zoom with the following board members present: Bob Wacker, Robert Miller and Derek Deckard, with Julian Meyrat showing at 5:25 p.m. and Ashiel Neill showing at 5:38 p.m. The following Board Members were absent: Rick Johnson and Lindsay Mitchell. Staffs members present were Ryan Miller (Director of Planning) and David Gonzales (Planning and Zoning Manager).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) SP2020-004 (DAVID GONZALES)

Discuss and consider a request by Jason Miller of Boucher Design Group on behalf of Peter Sisan of SDI Rockwall Holdings, LLC for the approval of a Site Plan for a *strip retail center* on a 0.918-acre tract of land being identified as Lot 1, Block A, Mr. M. Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road, and take any action necessary.

The Architectural Review Board (ARB) held a virtual meeting to discuss this project and reviewed the revised building elevations and made a motion to recommend approval, which passed by a vote of 3-0, with Board Members Meyrat, Neill, Mitchell, and Johnson absent.

(2) SP2020-006 (RYAN MILLER)

Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a Site Plan for a *strip retail center and daycare facility* on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

The Architectural Review Board (ARB) held a virtual meeting to discuss this project. At this meeting the board requested that the applicant better define the blue color being used on the doors and canopies and protrude the front columns to provide a more articulation in the front façade of the retail building. The board did not have any comments concerning the daycare facility. The applicant has indicated that he will make all of the necessary changes requested by the board and resubmit revised elevations at the next ARB meeting.

(3) SP2020-008 (DAVID GONZALES)

Discuss and consider a request by Shane Christian of Studios2C, LLC on behalf of Dr. Ketan Parekh for the approval of an Amended Site Plan for an *existing medical office building* on a 0.368-acre parcel of land being identified as Lot 1, Block A, Willis-Sealock Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 3014 Ridge Road, and take any action necessary.

The Architectural Review Board (ARB) held a virtual meeting to discuss this project and made a motion to table the item to allow the applicant to make minor modifications with the roof line and lighting, which passed by a vote of 4-0, with Board Members Neill, Mitchell, and Deckard absent.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:55 p.m.