

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

NOVEMBER 24, 2020 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: Bob Wacker, Robert Miller, Rick Johnson, and Julian Meyrat. The following Board Members were absent: Quint Avenetti, Ashiel Neill and Lindsay Mitchell. Staffs members present were Ryan Miller (Director of Planning), David Gonzales (Planning and Zoning Manager), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2020-030 (DAVID GONZALES)**

Discuss and consider a request by Jason Linscott of Texas Health Hospital Rockwall for the approval of an Amended Site Plan for the central utility plant associated with an existing hospital (i.e. *Presbyterian Hospital of Rockwall*) that is situated on a 17.562-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations and approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Board Members Avenetti, Neill and Mitchell absent.

(2) **SP2020-031 (DAVID GONZALES)**

Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

On November 24, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations for the medical office and daycare facility that were resubmitted under a new application on November 13, 2020. As a note, the applicant revised the west building elevation of the medical office as requested by the ARB and the roof pitch of the daycare facility; however, no changes were submitted. Upon review, the ARB indicated they were pleased with the changes to the medical office, but wanted clarification of the materials being used based on the smooth appearance of the building elevations. With regard to the daycare facility, the ARB again recommended that the structure be changed to better conform to the adjacent buildings, which were constructed in a Hill Country Modern appearance as opposed to the Colonial look of the daycare facility. The ARB also indicated that a standing seam metal roof may help create conformity between the Rockwall School of Music, the proposed medical office and the daycare facility. The ARB also requested a color rendering/perspective and a material sample board for further review at the December 8, 2020 meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:35 p.m.