

MINUTES

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 8, 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, Ashiel Neill, Rick Johnson, and Lindsay Mitchell. The following Board Members were absent: Quint Avenetti, Robert Miller and Julian Meyrat. 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) **SP2020-031 (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.

The Architectural Review Board (ARB) reviewed the building elevations for both projects, and approved a motion to recommend approval of the dental office by a vote of 4-0, with Board Members Avenetti, Miller and Meyrat absent. A second motion to recommend denial of the daycare facility was approved by a vote of 4-0. The denial is based on recommendations from previous meetings with the applicant (i.e. October 27, 2020 and November 24, 2020) to change the design of the daycare facility to better conform to the adjacent buildings, which represent a Hill County Modern appearance. Staff had provided examples of Hill County Modern elevations that had been incorporated on other Goddard Schools to the applicant; however, the applicant's revised elevations did not incorporate some of the elements as depicted in the examples. Additionally, the buildings design still did not meet the horizontal articulation standards, and for these reasons the ARB denied the applicants request. The Architectural Review Board (ARB) will review proposed changes and forward a recommendation to the Planning and Zoning Commission at the December 29, 2020 meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:39 p.m.