

# MINUTES

ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MARCH 9, 2021 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: Robert Miller, Rick Johnson, Bob Wacker, Lindsay Mitchell, Quint Avenetti, and Ashiel Neill (Late). The following Board Member was absent: 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) SP2021-002 (DAVID GONZALES)

Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a *Warehouse/Distribution Center* a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

*The Architectural Review Board (ARB) reviewed the building elevations. Board Member Miller made a motion to approve and Board Member Mitchell seconded the motion. The motion was approved by a vote of 5-0, with Board Members Neill and Meyrat absent.*

### (2) SP2021-003 (HENRY LEE)

Discuss and consider a request by Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LJS Rockwall LP for the approval of an Amended Site Plan for a *Restaurant with Drive Through/Drive-In* on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

*The Architectural Review Board (ARB) reviewed the building elevations. Board Member Miller made a motion to recommend approval of the applicant's request with the condition that the roof would be painted yellow. Board Member Wacker seconded the motion. The motion was approved by a vote of 6-0, with Board Member Meyrat absent.*

## ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 p.m.