

MINUTES



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 30, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Rob McAngus, Kevin Lefere, Petra Phillips, Rick Johnson, and Robert Miller. The following Board Members were absent: Phil Craddock. Staff members present were Ryan Miller (Director of Planning), Henry Lee (Planner), and Bethany Ross (Planner).

(III) ACTION ITEMS

(1) **SP2022-039 (BETHANY ROSS)**

Discuss and consider a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a Site Plan for a *General Retail Store (i.e. Rooms-To-Go Patio)* on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on August 25, 2022. Board Member Johnson made a motion to recommend approval, with the condition that the parapet be extended back two (2) feet, and Board Member McAngus seconded the motion. The motion was approved by a vote of 6-0, with Board Member Phillips absent.

(2) **SP2022-043 (BETHANY ROSS)**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a *Carwash, Restaurant, and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on August 19, 2022. The Board requested that the applicant meet the standards of the UDC and match the three (3) buildings in a shopping center fashion. Before action is taken on the elevations the ARB wants to see the revised elevations at the September 13, 2022 meeting.

(3) **SP2022-044 (BETHANY ROSS)**

Discuss and consider a request by Bob Pruet of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on August 19, 2022. The Board requested that the applicant finish the parapets on the back side and make sure all RTUs are screened from view. Before action is taken on the elevations the ARB wants to see the revised elevations at the September 13, 2022 meeting.

(4) **SP2022-045 (HENRY LEE)**

Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a *Restaurant* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on August 19, 2022. The Board requested that the applicant provide a material sample board and/or rendering of the building. Before action is taken on the elevations the ARB wants to see the revised elevations at the September 13, 2022 meeting.

(5) **SP2022-047 (HENRY LEE)**

Discuss and consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Alvaplast US, Inc. for the approval of a Site Plan for an *Industrial Building* on a 43.00-acre parcel of land identified as Lot 2, Block 1, Indalloy Addition,

City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1200 E. Washington Street and 501 Industrial Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on August 25, 2022. Board Member Meyrat made a motion to recommend approval, and Board Member McAngus seconded the motion. The motion was approved by a vote of 6-0, with Board Member Phillips absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 p.m.